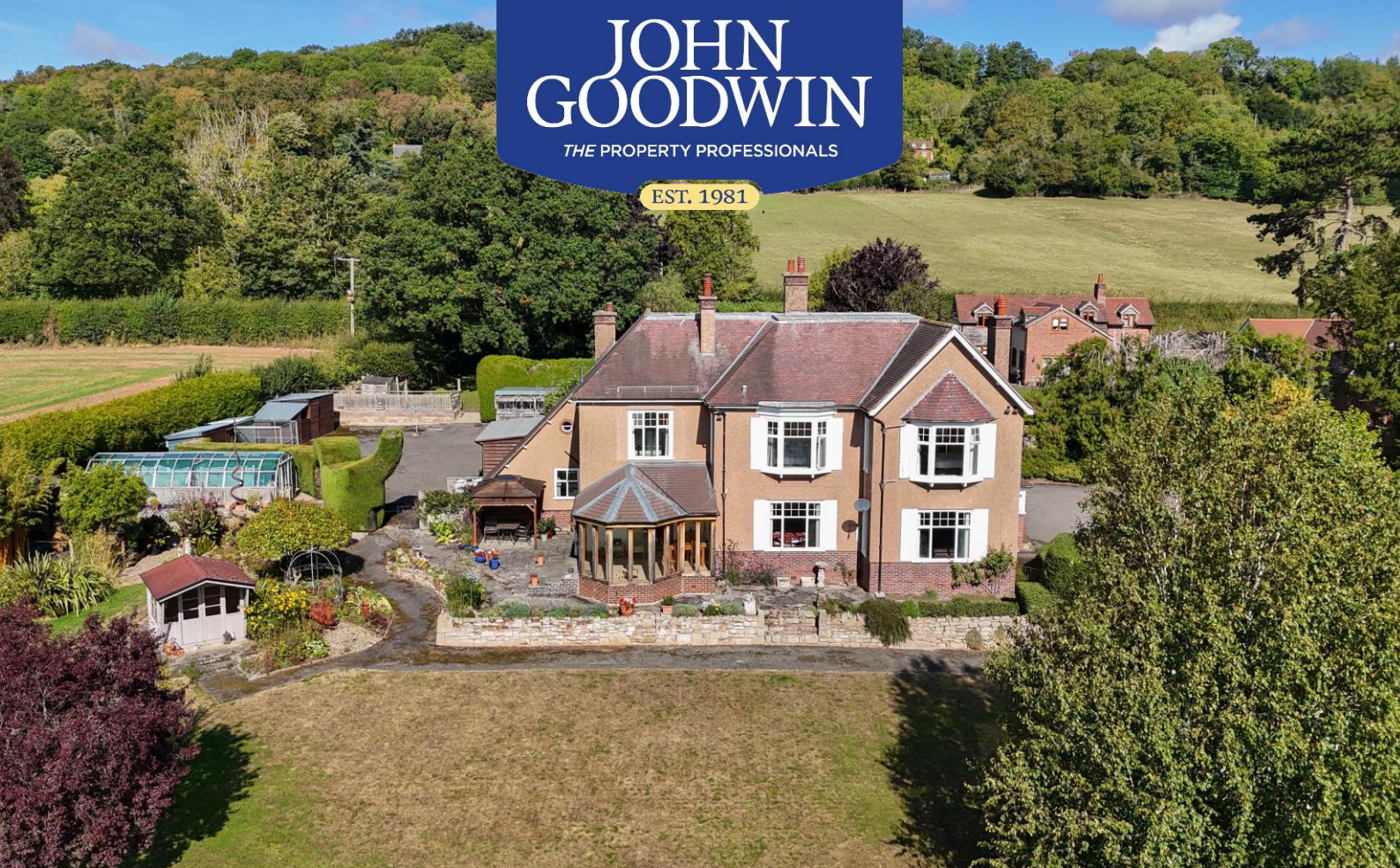


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



OFFERING CONSIDERABLE POTENTIAL A SUBSTANTIAL 5 BEDROOMED INDIVIDUAL DETACHED HOUSE OVERLOOKING FARMLAND WITH WONDERFUL FAR REACHING VIEWS SET IN A DELIGHTFUL WELL STOCKED MATURE GARDEN WITH ADJOINING PADDOCKS IN ALL APPROXIMATELY 3 ACRES AND HAVING A STABLE BLOCK, DOUBLE GARAGE, POTENTIAL ANNEXE / OFFICE SUITE AND A RANGE OF USEFUL OUTBUILDINGS

EPC: E

Stoke Bridge House - Guide Price: £900,000

Shucknall, Hereford HR1 3SR

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Stoke Bridge House

Location

Shucknall in a very pleasant rural hamlet surrounded by rolling Herefordshire countryside and conveniently located with good access to the cities of Hereford and Worcester and also the popular town of Ledbury, all of which provide an excellent range of amenities including mainline railway stations. The M50 motorway is easily accessible to the south of Ledbury and the M5 at Worcester.

Property Description

Stokebridge House is a handsome property conveniently located on the A4103 Hereford-Worcester Road backing onto open farmland and enjoying a wonderful outlook with fine far reaching views.

Offering considerable potential the very spacious accommodation benefits from oil fired central heating and double glazing. It is arranged on the ground floor with an entrance porch, reception hall, cloakroom with WC, sitting room, dining room, living room, garden room, breakfast kitchen, lobby and a utility room with WC off. On the first floor a spacious galleried landing gives access to five bedrooms (two Ensuite), a family bathroom and a shower room with a separate WC.

A particular feature of the property is the wonderful well stocked garden and adjoining paddocks with stable block, which in all extend to approximately 3 acres. There is ample off road parking in addition to a double garage. Attached to the garage is a 2-storey building providing potential for an annexe or office suite, subject to any necessary consents. There is also a good range of useful outbuildings.

ACCOMMODATION:

Enclosed Entrance Porch

Spacious Reception Hall

With feature parquet flooring. Radiator. Attractive staircase to first floor. Built-in understairs cupboard.

Cloakroom

With a wash basin and WC off. Double glazed windows to front.

Sitting Room 6.20m (20ft) x 4.65m (15ft)

Having a feature marble fireplace with fitted log burning stove. Skirting radiator. Double glazed windows to side and rear with fine outlook over gardens.

Dining Room 5.42m (17ft 6in) max. x 4.59m (14ft 10in) max.

With feature brick fireplace. Attractive parquet flooring. Skirting radiator. Internal window to side. Double glazed window to rear with fine outlook.

Living Room 4.65m (15ft) x 3.97m (12ft 10in)

With a contemporary fitted log burning stove. Tiled floor. Double radiator. Double glazed double doors to garden room.

Garden Room 4.80m (15ft 6in) max. x 3.97m (12ft 10in)

With attractive oak timbering and double glazed surrounds. Tiled floor. Underfloor heating. Double glazed bi-fold doors to garden.

Breakfast Kitchen 7.18m (23ft 2in) x 3.66m (11ft 10in) max.

Fitted with an extensive range of units comprising a composite sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards and plate racks. Tall storage cupboards. Pull-out baskets. Work surfaces with tiled surrounds. Built-in double oven. Fitted 4-ring ceramic hob with canopy extractor. Integral fridge and dishwasher. Xpelair fan. Single radiator. Tiled floor. Double glazed windows to front.

Lobby

With tiled floor. Door to front. Double glazed window to front.

Utility Room 3.38m (10ft 11in) x 2.63m (8ft 6in)

With a fitted stainless steel sink. Plumbing for washing machine. Worcester oil fired boiler. Hot water cylinder. Tiled floor. Double glazed windows to front and rear.

WC off

With wash basin and WC. Fitted cupboard and shelving. Tiled floor.





Spacious Galleried Landing

With double radiator. Feature leaded light double glazed window to front.

Bedroom 1 5.45m (17ft 7in) max. x 4.59m (14ft 10in) max.

With wood effect laminate flooring. Vertical radiator and a double radiator. Double glazed windows to side and rear with fine outlook.

Ensuite Shower Room

Fitted with a corner shower cubicle and wash basin. Extensive tiled surrounds and tiled floor. Extractor fan.

Bedroom 2 4.85m (15ft 8in) max. x 3.72m (12ft)

With fitted airing cupboard. Skirting Radiator. Access to roof space. Double glazed windows to side and rear with far reaching views.

Ensuite Bathroom

With a panelled bath, wash basin and WC. Chrome ladder radiator. Shaver light point. Extractor fan. Wood effect laminate flooring. Port hole window to rear.

Bedroom 3 6.17m (19ft 11in) max. x 4.65m (15ft)

With fitted wardrobes. Fitted wash basin. Skirting radiator. Double glazed windows to side and rear with wonderful outlook.

Bedroom 4 4.80m (15ft 6in) x 4.00m (12ft 11in)

With a fitted wash basin. Shaver light point. Built-in cupboard with hanging rail. Double glazed windows to side and rear with wonderful views.

Bedroom 5 4.21m (13ft 7in) x 2.61m (8ft 5in)

With double glazed window to side.

Family Bathroom

Fitted with a panelled bath and wash basin. Fully tiled surrounds. Heated towel rail/radiator. Wall mounted fan heater. Double glazed window to front.

Shower Room

With a shower cubicle. Fully tiled surrounds. Chrome ladder radiator. Laminate floor. Double glazed window to front.

Separate WC With laminate flooring. Double glazed window to front.

Outside The gardens are a particular feature of Stoke Bridge House with the property being approached over a sweeping gated driveway which is flanked by well stocked deep borders. The driveway provides ample off road parking and gives access to a DOUBLE GARAGE (18'2 x 18'2) with loft room over.

To the front of the house there are areas of lawn with mature trees including fruit trees and a vegetable garden with raised beds. There is also a large yard with various useful outbuildings.

To the side there is a most attractive stone and paved terrace area with ornamental ponds, raised decking, a summer house, gazebo and large greenhouse.

To the rear there is a wonderful private garden backing onto farmland being arranged with a sweeping area of lawn, paved terrace with gazebo and well stocked deep borders and beds containing a wonderful selection of mature plants, trees and shrubs.

There is a useful well with pump ideal for watering the garden.

A pathway from the garden leads to an area of fenced paddocks and a STABLE BLOCK with two stables, tack room and lean-to storeroom.

In all the gardens and paddocks extend to approximately 3 acres.

Potential Annexe/Office

Attached to the double garage there is a 2-story building offering potential for an annexe or office suite subject to any necessary consents. It is arranged on the ground floor with an entrance lobby, room 1 (14'8 x 10'), room 2 (18'11 max. x 9'11) and a wet room. On the first floor there are two double glazed loft rooms (15'4 max. x 10' max. and 14'10 max. x 13'2 plus recess).

Tenure

We are advised (subject to legal confirmation) that the property is Freehold.



Directions

Proceed out of Ledbury on The A438 Hereford Road and go straight over the traffic lights at The Trumpet crossroads. Continue on through the village of Tarrington and then after just under 1 mile turn right at the small crossroads signed to Yarkhill. Proceed to the end of this road and on reaching the A4103 turn left towards Hereford. The entrance the the property will then be found immediately on the left hand side.



Services

We have been advised that mains water (metered) and electricity are connected to the property. Drainage is to a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax
BAND G

EPC

The EPC rating for this property is E (45)



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EST. 1981

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