

THE POUND

STOKE PRIOR + HEREFORDSHIRE



BENGOUGH



THE POUND

STOKE PRIOR + HEREFORDSHIRE

*A charming and adaptable family house
within a delightful setting*

Drawing Room + Dining Room + Sitting Room + Garden
Room/Study + Kitchen/Breakfast Room + Utility
Pantry and Boot Room

Principal bedroom and Guest bedroom each with Dressing
Room and Ensuite Bathroom + Four further bedrooms
Nursery + Family Bathroom

Garaging + Stables + Greenhouse
Tennis Court + Secluded Garden

In all about 1.5 acres

Leominster 1 mile + Hereford 12 miles + Ludlow 12 miles
(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice
on the last page of the text.*



LOCATION

The Pound has the perfect combination of rural living in a private setting all within easy reach of the historical market town of Leominster and within walking distance of its railway station.

Close by are Ludlow and the City of Hereford both of which offer yet more excellent ranges of amenities including traditional high street shops, supermarkets, theatres and leisure facilities.

There is a fabulous choice of schools within the area such as Lucton, Moor Park and Hereford Cathedral School with schools further afield such as Shrewsbury, Malvern and Cheltenham.

THE PROPERTY

The Pound is a wonderful family home offering generous and flexible accommodation. Originally a cottage was amalgamated and attractively extended over the years, the house today overlooks the sheltered southwest facing terrace and gardens. Each room has one set of French doors leading out on to the terrace.

The approach to The Pound is along a gravel drive through entrance gates, beside which is a double garage and machinery store. The drive is in part flanked by a beech hedge on one side and a lawn planted with specimen trees and shrubs with the high stone wall along the lane providing complete privacy.

Stone steps lead up to the front door and inner lobby with the main staircase.

The Dining Hall has a parquet floor, built in shelves and a fireplace with wooden surround and wood burner stove and the Drawing Room also with a parquet floor has an open fire with carved stone surround, beyond which is the Garden Room/Study with an open fire with marble surround and a deep bay window with window seats affording lovely views across the garden.

Off the inner hall with the back stairs, loo and cloakroom is the Sitting Room with an open fire and original slate surround





which leads through to the back hall, understairs cupboard and Butler's Pantry. The Kitchen/Breakfast room has a 4-oven oil fired Aga, fitted pine units with Corian worktops and a recently added architect designed conservatory/breakfast area with double folding doors opening out on to the terrace.

Off the kitchen is the Boot/Laundry room with the new oil-fired boiler and drying area, and back door out to the rear courtyard where there is an original larder/cool room and gate set in the wall on to the lane.

The accommodation on the first floor has the scope for adaptation and rearranging to suit particular needs. The main staircase leads on to the landing and master bedroom with its dressing room and ensuite bathroom. Off this landing is a further bedroom and linen cupboard and the third bedroom which links through to the back staircase and rear landing. At this end of the house is the main guest bedroom with its dressing room and ensuite bathroom and two further bedrooms, the nursery and a family bathroom.

OUTSIDE

Through the doors of the kitchen conservatory and along the southwest side of the house is a sun-soaked terrace with a small pond, wild planting and mature fragrant shrubs and roses, all of which overlook the sweeping lawns.





In the courtyard by the back door is a log store, workshop and machinery store and mounting block as well as a former apple store and old privy. Beyond are the stables with two loose boxes below which is the impressive vegetable garden with its wonderful greenhouse, fruit cage and apple orchard.

The lawns are bordered by herbaceous planting leading down to the hard tennis court screened behind mature trees and shrubs. The garden is 'framed' with specimen trees including a magnificent copper beech, walnut and lime trees and bordered by beech hedges and high garden walls.

SERVICES

Mains electricity. Private drainage and water from a borehole. Oil fired central heating. Council Tax Band F

DIRECTIONS (HR6 0NA)

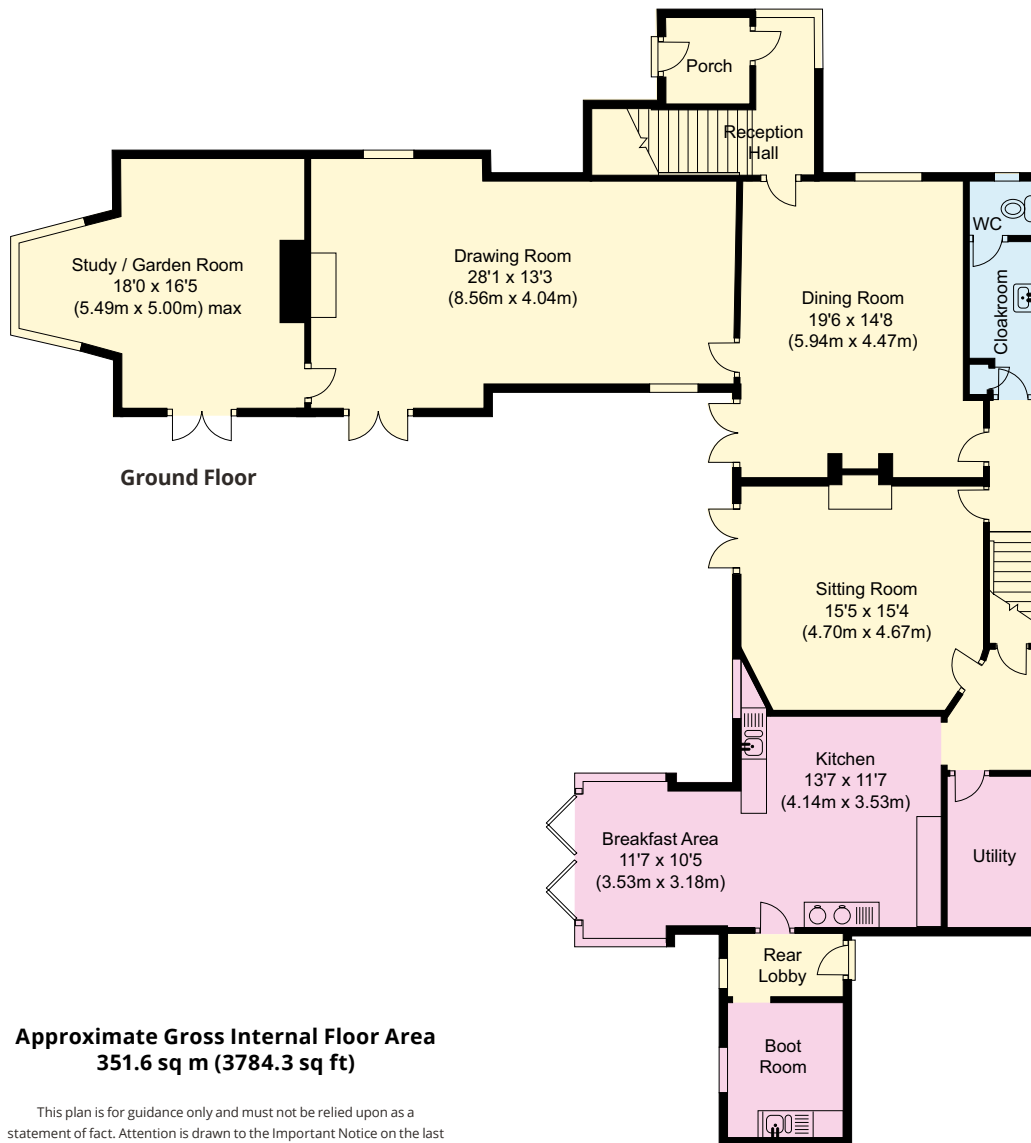
From Leominster take the A44 towards Bromyard. Shortly afterwards, turn right to Stoke Prior. The entrance to the Pound is about $\frac{3}{4}$ mile and on the right-hand side.

what3words: downsize.lateral.drunk

VIEWING

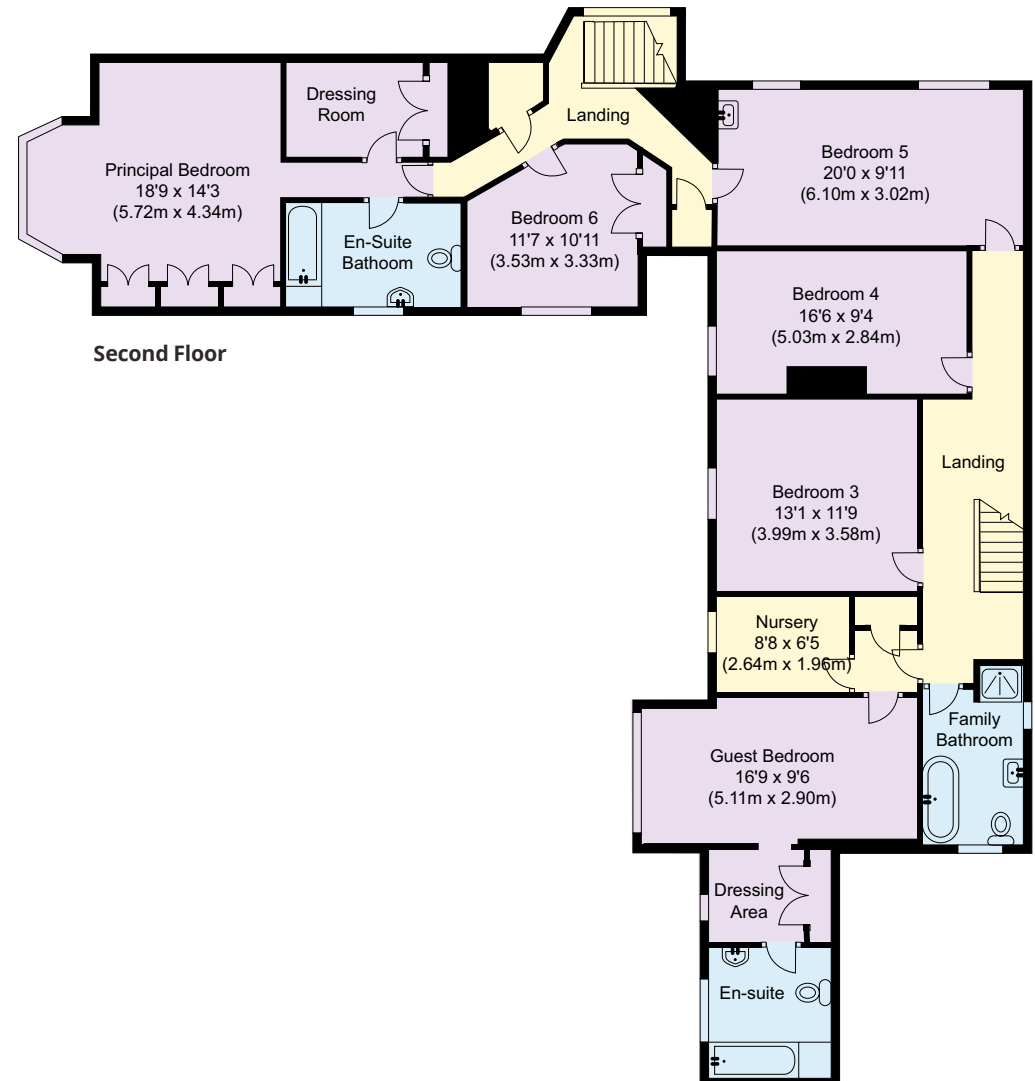
Strictly by appointment with Bengough Property
01568 720159.





Approximate Gross Internal Floor Area
351.6 sq m (3784.3 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Bengough in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Bengough nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated July 2023. Photographs dated June 2023.



01568 720159

**Wall End Farm, Monkland
Leominster HR6 9DE**

jonathan@bengoughproperty.com

bengoughproperty.com




BENGOUGH