



The Crowns

Ullingswick, Hereford, Herefordshire, HR1 3JQ



COUNTRY & CLASSIC

The Crowns

Detached Four/Five Bedroom Period House with One Bedroom Detached Annexe, Substantial Timber Frame Barn, Garden Pavilion & Further Large Workshops/Garaging. Situated in Just Over One Acre of Landscaped Gardens & Grounds. All in Immaculate Condition with Spectacular Far Reaching Views in a Quiet Rural Position

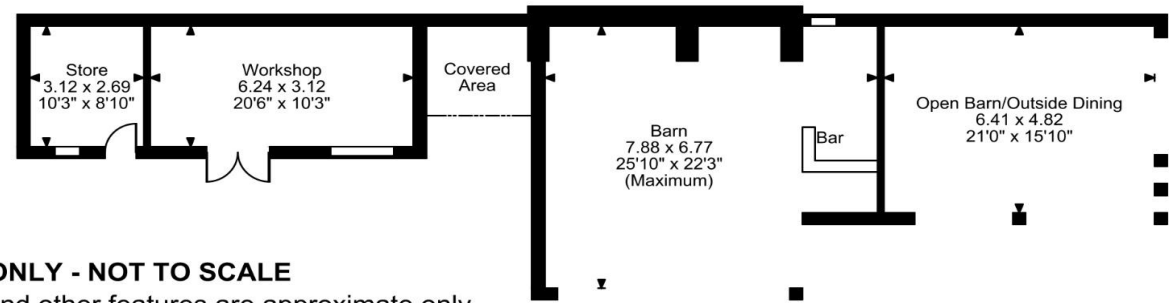
THE PROPERTY – Ground Floor

- Glazed Front Lobby with Exposed Timbers Leading to
- Large Light Reception Hall with Beautiful Exposed Timbers, Flagstone Floor & Inglenook Fireplace with Woodburner. Double Doors Open to
- Attractive Double Aspect Sitting Room with Original Timbers & Inglenook Fireplace with Woodburner
- Fabulous Large Light Double Aspect Fully Fitted Kitchen/Dining Room in a Recent Extension, with Exposed Timbers & Feature Stone Wall. Full Length Glazed Sliding Doors to Terrace. Italian Porcelain Flagstone Floor. Half Glazed Door to Herb Garden, 2 Large Skylights
- Fitted Kitchen including Bespoke Lacanche Oven with both Gas & Induction Hob & Three Ovens. Reclaimed Pine Worktops, Large Kitchen Island with Granite Worktop. Double Sink with Additional Separate Sink. Integrated Dishwasher. Two Large Pantry Cupboards with Reclaimed Pine Doors
- Large Family Room with Attractive Exposed Brickwork, Tiled Floor, Double Aspect with French Doors to Front Garden. Two Large Built in Storage Cupboards, Door to Side Lobby
- Library with Window Overlooking Garden, Tiled Floor and Painted Timber Ceiling
- Large Office/Ground Floor Bedroom with Two Windows Overlooking Rear Courtyard & Large Skylight
- Fully Fitted Utility Room with Double Belfast Sink & Stable Door to Terrace
- Downstairs Cloakroom
- Rear Lobby & Boot Room with Back Door to Rear Courtyard & Barns





Quoted Area Excludes 'Covered Area'



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THE PROPERTY – First Floor

- Main Bedroom Suite Comprising;
- Large Double Aspect Bedroom with Exposed Timbers, Polished Oak Floor & Air Conditioning Unit
- Adjacent Dressing Room
- Beautiful Bathroom with Contemporary Free Standing Roll Top Bath, Elegant Basin Unit & Large Walk in Shower
- Separate Staircase Leads to:
- Two Attractive Double Bedrooms with Vaulted Ceilings Each with Ensuite Shower Rooms
- Fourth Spacious Double Bedroom Triple Aspect with Vaulted Ceiling, Ensuite Bathroom & Space for Kitchenette Accessed via Separate Staircase with optional External Access

THE OUTBUILDINGS

- Superb Oak Framed Open Fronted Party Barn with Vaulted Ceiling, Attractive Stone Walling & Bar Area
- Adjacent Open Barn with Flagstone Flooring – Ideal for Outdoor Dining Overlooking Garden and Fields Beyond
- Workshop with Light & Electric & Adjacent Store Shed, Fully Boarded Loft Over
- Superb Garden Pavilion Situated in Private Lawned Garden Area, fitted with Light, Power & Water
- Further Extensive Garaging/Workshop/Stores with Lights & Electric, Hardcore Surrounds



THE OUTSIDE

- 1.2 Acres of Gardens and Grounds
- Landscaped Gardens with Feature Front Path with Flower Filled Border
- Large Terrace to the Rear with Fabulous Views to Rolling Countryside Beyond
- Lawned Area with Fabulous Views
- Sweeping Drive through Orchard of Apple & Damson Trees
- Compost Area
- Expansive Parking for Several Cars

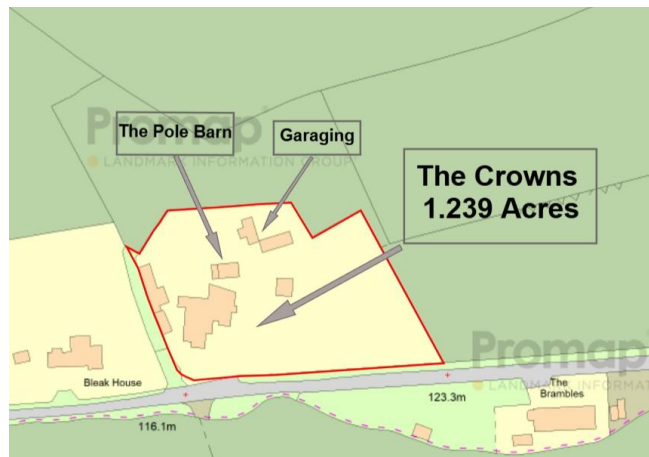
THE SITUATION

- Quiet Rural Setting Positioned on a Small Country Lane
- 2.3 miles to Burley Gate with Shop and Primary School
- 1.5 Miles to Three Horseshoes Inn
- 6 Miles to Bromyard, 10 Miles to Hereford & Leominster
- 13 Miles to Ledbury & M50 Junction 2
- 20 Miles to Worcester & M5

PRACTICALITIES

- Grade II Listed
- Council Tax Band A – Herefordshire Council • Mains Electricity & Water
- Private Drainage • Oil Fired Central Heating
- Fast Fibre Broadband is Available





The Pole Barn



THE POLE BARN

- Currently a Successful One Bedroom Holiday Let
- Large Light Open Plan Sitting/Dining Room with Porcelain Flooring & Woodburner. Large Windows overlook Private Garden. Attractive Tongue & Groove Panelled Walls
- Fully Fitted Kitchen with Electric Oven and Gas Hob. French Doors to Garden
- Large Light Double Bedroom with Vaulted Ceiling & Large Windows Overlooking Garden & Countryside Views. Bespoke Wall Mural & Stripped Pine Floor.
- Luxury Ensuite Bathroom with Separate Shower
- Large Private Enclosed Lawned Garden with Fabulous Views
- Gravelled Terrace Area
- Attractive Open Pavilion for Outdoor Dining
- Private Parking for Several Cars

POSTCODE & DIRECTIONS

What3Words: riverboat.crinkled.edgy

HR1 3JQ .Sat Nav is Fairly Accurate. From Burley Gate roundabout on the A417/A465 Junction take the A465 towards Bromyard. After 2 miles Turn left at a small x roads signed to Little Cowarne & Ullingswick. After 0.5 miles turn left signed to Ullingswick. After 0.5 miles the property is on the right hand side

VIEWING ARRANGEMENTS

Strictly by appointment with the agents:

Country & Classic: 01531 888388



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&
CLASSIC

Tel: 01531 888388 or 07879 630396

Email: enquiries@countryandclassic.co.uk





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