

**Brookside, Leinthall Earls,
Nr Leominster, Herefordshire, HR6 9TU**



Superb accommodation, as effectively a brand new house, as only the front period façade remains of this substantially extended property, which is set in a lovely rural location on the edge of the village. High quality specification throughout including fabulous spacious kitchen/diner with bi-fold doors to the large south facing terrace, four double bedrooms, two bathrooms, living room with wood burner, separate utility, cloakroom, air source underfloor heating to ground floor with radiators to upstairs, solar panels, aluminium double glazing, detached garage with workshop and woodstore, wrap around gardens and ample parking.

Wigmore village is just 2 miles away and offers shop, pub, primary and secondary school.

Closer by the local pub is the renowned Riverside Inn at Aymestrey.

Location: Approximately 6 miles to Ludlow, 10 miles to Leominster and 23 miles to Hereford.

£2200 pcm

DETAILS

Rent £2200 pcm. Available with two weeks notice.

Tenancy damage deposit on moving in £2500, in total. Initial holding deposit £500.

Private estate water, not charged for. New sewerage treatment plant.

Solar panels – metered consumption charged for.

Council Tax band TBC – Herefordshire Council

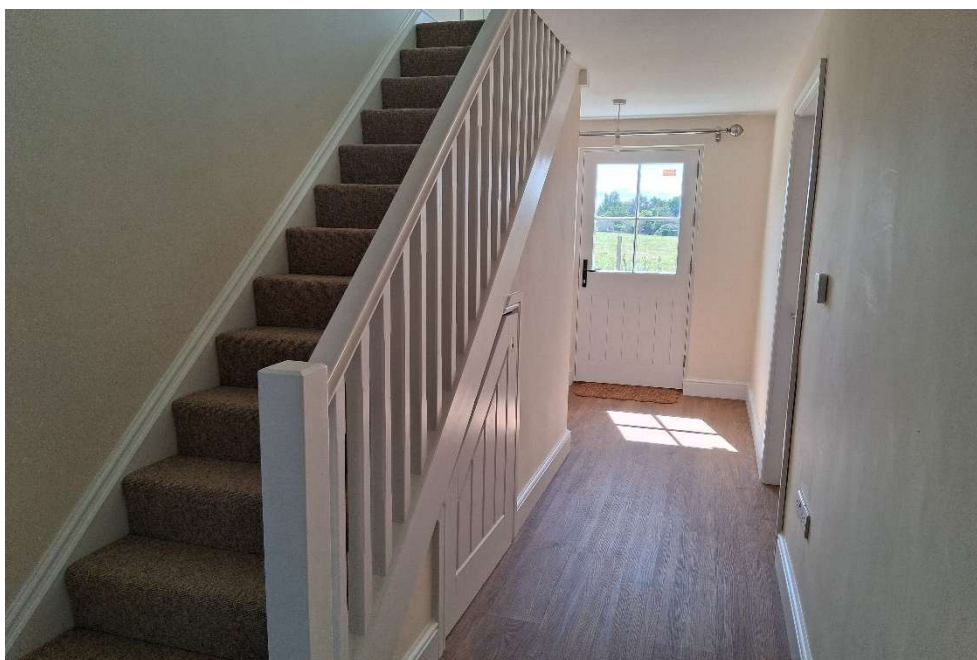
EPC Rating B 87 – see attached report.

Applicants with a family pet considered.

Throughout the property the air source heating can be controlled on a room-by-room basis if required. Everything in this property is brand new, except the front wall, hence it offers exception calibre accommodation not usually found on the rental market, in a wonderful setting.

Porch

Canopy porch with external light, lockable letterbox and electric car charger



Hallway 7m x 1.95m With custom made timber external doors to each end, under stairs storage cupboard, cloaks cupboard with light and socket, 5amp lamp socket, wooden flooring and double glazed window with Venetian blind.



Kitchen/diner 9.07m x 4.28m

Lovely light room given the triple aspect windows and bi-fold doors, which face south. Fully fitted with new contemporary units including central island, USB charger socket, bowl and a half sink, carousel corner units, pull out ladder cupboard, re-cycling bins, glass fronted display units, pull out towel rail, plumbing for a dishwasher, Venetian blinds to kitchen area, extractor hood and electric range cooker. Inset lighting, over island lights and under counter lights.

Space for a good-sized table and chairs, sofas etc. New wooden flooring, 5 amp lamp sockets, TV point and central light.



Lounge 4.86m x 3.34m plus entrance

New Clearview wood burning stove with oak mantle over, double aspect windows, leaded to the front aspect, TV point, built in shelving to the alcove, new carpet and 5amp sockets.



Utility 3.3m plus entrance x 2.06m

With contemporary units including sink unit, plumbing for a washing machine and space for condensing tumble dryer. Inset lighting. Utilities cupboard housing the heating controls, water tank and solar connections. New wooden flooring and coat hooks. Leaded double-glazed window to the front aspect with deep sill. Space for freezer, dog beds etc.



Cloakroom

With white w.c. and hand basin. Extractor fan, mirror and wooden flooring.

From the hallway a staircase with new carpet leads to:



First floor landing 7m x 1.94m

With large built-in storage cupboard with socket and double aspect double glazed windows.



Bedroom 1 4.29m x 3.66m

Spacious double sized room with radiators, 5amp lamp sockets, bedside light switch, TV point, double aspect windows with pleasant rural views out to Croft Ambrey and new carpet.



Bedroom 2 4.29m x 3.23m

Good sized double bedroom with radiators, new carpet, 5amp lamp sockets, bedside light switch, new carpet and view over the rear garden.



Bathroom 3.75m x 1.94m

“Jack and Jill” entrance from both bedroom 1 and 2. Fitted with a modern white suite with bath, separate shower cubicle with electric shower, w.c. and vanity hand basin. Contemporary radiator, electric heated towel rail and electric shaver point and illuminated mirror fronted cabinet. View over rear garden, built in storage cupboard with hanging rail and shelves, extractor fan, downlighting and new vinyl flooring.



Bedroom 3 3.30m plus entrance x 3.02m

Double bedroom with radiators, new carpet, shelving to alcove and double aspect windows, leded to the front aspect.



Bedroom 4 3.44m plus entrance x 2.70m

Further double bedroom with leaded double glazed window to the front of the property, new carpet and radiators.





Family bathroom 4.12m x 1.84m

Fitted with a contemporary white suite with panel bath, shower cubicle with electric shower, w.c. and vanity hand basin. Electric shave point, illuminated mirror fronted cabinet, extractor fan, electric heated ladder towel rail, shelving to alcove, new vinyl flooring and leaded double glazed window with deep sill.





External

A particular feature of the house are the expansive grounds, which wrap around the house, are fully enclosed and predominantly face south and west, making the most of the picturesque setting.

New double five bar gates lead to the driveway with turning area and ample parking for five cars. Electric car charge point. Sensor light to drive.

Deep flower border to the front aspect with fencing and hedges edging the west aspect.

To the rear the gardens incorporates a large "Yorkstone" effect terrace with wooden pergola/solei brie and retaining walls edged with flower beds. External tap, electric socket and outside lights help to make this an ideal entertaining space/extra room when combined with the bi-fold doors to the house.

Steps lead to the main garden, with mature hedges to the rear, and grass seed will be laid to this soon. Several mature trees.

The small coppice (Not included) to the north aspect acts as natural screening.



Garage

Detached garage with electric metal door with remote control. Workshop/shed with light, window and power points. Bin/wood store to side.

DIRECTIONS:

To reach Leinthall Earls from the south follow the A41 10 to Aymestrey. After passing the Riverside Inn take the next right hand turning signed for Leinthall Earls & Yatton. Follow this lane through Yatton and on past fields until reaching the village, with the red phone box on your left, turn right signed for Richards Castle and the property is the set by itself on the right.

VIEWINGS

This property is located on a private country estate and is managed "in house" therefore for all viewings please contact agent@gatley.biz

Please note the agent for the estate works part time on Tuesdays and Thursdays, and on those days will be available 07940 246457.

None of these details contained in these particulars are to be relied upon as statements or representation of facts. These particulars are not an offer or contract or part of one. Room measurements are approximate only.