



## THE LILACS

ELMS GREEN, LEOMINSTER HR6 0NS

£679,995  
FREEHOLD

Pleasantly situated within easy reach of both Hereford and Leominster, an impressive and highly spacious, detached country home offering ideal family accommodation. The property which is in excellent decorative order throughout has the added benefit of oil fired central heating, generously sized living accommodation, a range of out buildings, parking, extensive gardens and grounds extending to nearly 4 acres and to fully appreciate this property we strongly recommend an internal inspection.



# THE LILACS

- 3 receptions, kitchen/utility & cloakroom • 4 bedrooms & 2 ensuite shower rooms • Impressive & spacious detached country home • Gardens & grounds extending to nearly 4 acres • Viewing essential • Double garage & further range of outbuildings



## Entrance Porch

With double glazed windows, panelled ceiling and partially glazed door through to the

## Spacious Reception Hall

With laminate flooring, a wealth of exposed beams, double glazed window to the front aspect, radiator, carpeted staircase to the first floor, feature fireplace with earth, display mantle and wood burning stove, door to the

## Study

With laminae flooring, double glazed window to the front aspect, a wealth of exposed timbers, radiator, partially exposed stonework, display recess, spotlighting.

## Dining Room

With laminate flooring, recessed spotlighting, radiator, double glazed double French doors to the rear patio and garden, useful under stair store cupboard, doors through to both the lounge and kitchen and door to the

## Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splashback, radiator, tiled floor, double glazed window and recessed spotlighting.

## Kitchen

With 1 1/2 bowl sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with splash backs, tiled floor, double glazed windows to the side and rear enjoying a pleasant outlook across the rear garden, recessed spotlighting, a range of integrated appliances including a double oven, induction hob with extractor hood over, dishwasher, space for refrigerator, radiator, partially glazed door to the

## Side Porch/Utility

With a single drainer unit with mixer tap over, wall and base cupboards, work surfaces with space and plumbing below for automatic washing machine, tiled floor, radiator, double glazed window and door overlooking the garden.

## Lounge

An impressive room with fitted carpet, 2 radiators, exposed beams, recessed spotlighting, double glazed windows to the front and side aspects, feature corner fireplace with hearth, display mantle and wood burning stove and double glazed double French doors opening onto the rear patio and garden.

## First Floor Landing

With fitted carpet, radiator, access hatch to the loft space, glazed side window and door to

## Master Bedroom

An impressive room with fitted carpet, double glazed windows to the front and side aspects, ample space for bedroom furniture, recessed spotlighting and door to the Dressing Room. With fitted carpet, radiator, double glazed window enjoying a fine outlook, space for wardrobes. Ensuite Shower Room. With a stylish suite comprising shower cubicle, WC, wash hand basin, feature flooring, recessed spotlighting, radiator, double glazed window.

## Bedroom 2

With fitted carpet, radiator, double glazed window enjoying a fine outlook and door to the Ensuite Shower Room. With a suite comprising a shower cubicle, wash handbasin, WC, radiator, double glazed window.

## Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect and exposed timbers

#### Bedroom 4

With fitted carpet, radiator, double glazed window to the front aspect.

#### Bathroom

With panelled bath with glazed screen and shower attachment over, wash hand basin, WC, radiator.

#### Outside

To the front of the property bespoke double gates open onto an extensive brick paved driveway providing ample off road parking facilities leading up to the Detached Double Garage With twin opening doors, power and light points, ample storage space and personal door to the rear. The extensive landscaped gardens to the front, side and rear of the property are attractively laid to lawn and planted with shrubs and flowers and well enclosed to maintain privacy. There is an ornamental fish pond, large paved patio area with a further area laid to scalplings at the side, perfect for BBQs and entertaining and a covered, bespoke timber gazebo lending itself to a hot tub. From the driveway there is a further drive providing additional parking and access to the detached garden outbuilding which again offers a very flexible potential living space. A gate then opens onto an extensive paddock. The large gardens and paddock extend to nearly 4 acres and form a special feature of the property and really must be seen to be fully appreciated. There is access from the rear garden to the

#### Detached Garden Studio

A flexible space ideal as a home office/gym/studio or garden retreat with power and light points, ample storage, side windows and a decked area to the front.

#### Agent's Note

The property had an insurance claim in 2007 due to flood damage, the current owner informs us that certain measures have been put in place with a view to stopping this happening again. Any potential buyer to carry out their own research and due diligence before proceeding with a purchase.

#### Services

Mains water, electricity, private drainage and gas are connected. Gas-fired central heating.

#### Outgoings

Council tax band E - £3,132.64 payable for 2025/2026 Water rates are payable

#### Directions

Proceed north out of Hereford on the A49 Leominster Road, after going over Dinmore Hill turn left at the roundabout onto the old Leominster Road, after approximately 2 miles turn right into The Lilacs, directly opposite the turning to Brierley.

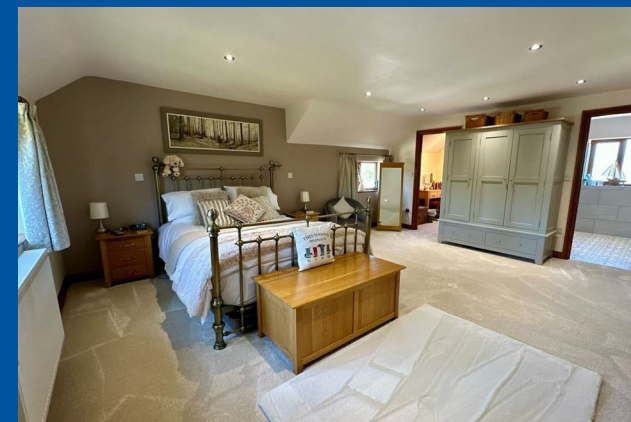
#### Viewings

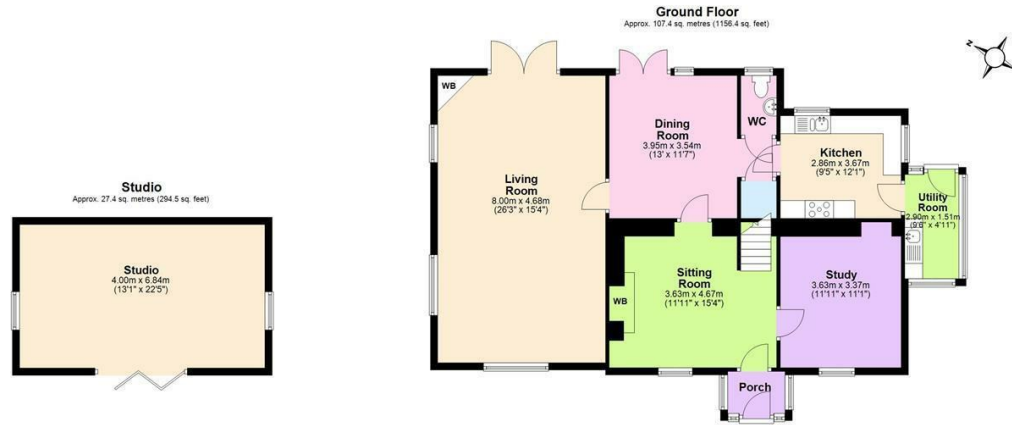
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

#### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## THE LILACS





Total area: approx. 315.2 sq. metres (3392.7 sq. feet)  
The Lilacs, Elms Green, Leominster



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>	<b>57</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: D Hereford Council Tax Band: E**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

