



**JonathanWright**  
estate agents



**Stone Crest, Newton, Nr Leominster HR6 0PF. £375,000**

**Stone Crest,  
Newton  
Nr Leominster  
HR6 0PF**

**£375,000**

### **PROPERTY FEATURES**

- **Semi-Detached House**
- **4 Bedrooms**
- **En-Suite/Bathroom**
- **Lounge**
- **Kitchen**
- **Dining Room**
- **Workshop**
- **Front & Rear Gardens**
- **Parking For Vehicle**
- **Rural Location**

**To view call 01568 616666**





A large semi-detached house situated in a rural position enjoying outstanding countryside views, offering oil fired centrally heated and double glazed living accommodation having a porch, large reception hall, lounge with wood burning stove, fitted kitchen with appliances, separate dining room, utility room, 4 bedrooms, a full size en-suite/bathroom with shower and outside pretty gardens to both front and rear, with the rear enjoying far reaching rural views, a large detached workshop and a brick paved drive with parking for several vehicles.

The full particulars of Stone Crest, Newton, Leominster are further described as follows:

The property is a large semi-detached brick built house under a slate roof.

A UPVC entrance door opens into an enclosed porch. From the porch a glazed panelled door opens into a reception hall having a panelled radiator, lighting and a glazed panelled door opening into the lounge.

The lounge has a feature stone fireplace with a wood burning stove inset, also solid wooden floor continuing into the hall and 2 double glazed windows. From the reception hall a glazed panelled door opens into the kitchen. The kitchen has units to include an inset, one and a half bowl, single drainer sink unit, working surfaces and base units under of cupboards and drawers. There is a tall larder unit, integral dishwasher, built-in fridge/freezer, eye level cupboards, planned space for a cooker and an extractor hood with light over. The kitchen has tiling to splashbacks, including a window sill with a window to side, ceiling down lighters, ceramic tiled floor, panelled radiator, a door to an under stairs cloaks cupboard and an archway leading through into the dining room.

The good size dining room has exposed stone features, wooden flooring, lighting, panelled radiator, a double glazed window to rear and double opening French doors to rear.

From the kitchen a glazed door opens into the utility room.

The utility room has a stainless steel inset, single drainer sink unit, working surfaces and base units under. There is space and plumbing for a washing machine, space for a tumble dryer, eye-level cupboards, panelled radiator, tiled floor and a door opening into the rear. In the utility room is a wall mounted Worcester oil fired boiler heating hot water and radiators.

From the reception hall a staircase rises and turns up to the first floor landing having a window to rear and

doors off to bedrooms.

Bedroom one has a window to rear with unrivalled rural views, panelled radiator, wooden flooring, lighting, built-in mirrored, double wardrobe and a door to an en-suite/bathroom.

The full size en-suite/bathroom has a suite in white of a panelled bath, mixer tap, shower attachment over and also an electric shower over. The is a pedestal wash hand basin, low flush W.C, heated towel rail/radiator, tiling to ceiling height throughout and an opaque double glazed window to side.

Bedroom two. (The measurement is taken to the front of a built-in floor to ceiling wardrobe fitment, running across one wall). The bedroom has 2 windows, one to either side, lighting and a panelled radiator.

Bedroom three has a window to front with rural views, panelled radiator, lighting and power.

Bedroom four has a double glazed window to rear, panelled radiator and a ceiling light.

Off the landing a door opens into the main bathroom having a suite in white of a panelled bath, electric shower over, pedestal wash hand basin, low flush W.C, panelled radiator and an opaque double glazed window to side.

#### OUTSIDE.

The property is approached to the front across a brick paved driveway, giving parking for motor vehicles. There is mature hedging, lawn garden to front, floral and shrub borders, brick paved pathway to the front door and a gate to the rear of the drive giving access into the rear garden.

At the end of the drive is a workshop.

#### WORKSHOP.

Having double opening, wooden doors to front, lighting, power and a door opening into the rear garden.

#### REAR GARDEN.

The garden is laid to lawn, flagged patio area, mature hedging and a rear seating area taking in outstanding Herefordshire rural views and to The Malvern hills in the far distance.

#### SERVICES.

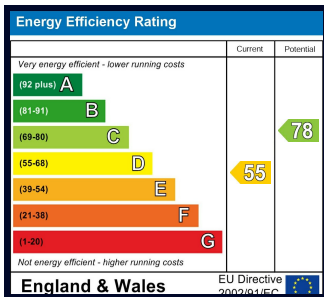
Mains electricity, mains water, private drainage and oil fired central heating.

## ROOMS AND SIZES

Reception Hall	2.59m x 2.29m (8'6" x 7'6")
Lounge	4.11m x 3.84m (13'6" x 12'7")
Kitchen	3.86m x 2.82m (12'8" x 9'3")
Dining Room	4.17m x 3.23m (13'8" x 10'7")
Utility Room	3.45m x 2.08m (11'4" x 6'10")
Bedroom One	3.23m x 2.67m (10'7" x 8'9")
En-Suite/Bathroom	
Bedroom Two	3.84m x 2.54m (12'7" x 8'4")
Bedroom Three	2.97m x 2.69m (9'9" x 8'10")
Bedroom Four	3.20m x 1.60m (10'6" x 5'3")
Workshop	5.33m x 2.06m (17'6" x 6'9")
Garden	

## PROPERTY INFORMATION

Council Tax Band - C  
Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.