



PERTON CROFT PERTON

STOKE EDITH, HEREFORD HR1 4HP

£545,000
FREEHOLD

Grade II Listed property in lovely rural location with 3 bedrooms, 3 reception rooms, cellar, stable/tack room, large gardens.



PERTON CROFT PERTON

- 3 Bedrooms, 3 reception rooms • Grade II Listed property • cellar, stable, tack room • Large gardens • Viewings highly recommended • Lovely rural location



Full Description

Grade II Listed property in lovely rural location with 3 bedrooms, 3 reception rooms, cellar, stable/tack room, large gardens.

Entrance Porch

With quarry tiled floor and door to the

Entrance Hall

Radiator, staircase to the first floor landing and door to the

Double-width Cellar

With light, power, a window, part cobbled floor, double doors to the side, electric meter and fuseboard and with scope for conversion to additional accommodation (subject to necessary consents).

Sitting Room

Exposed timbering, open fireplace with surround, storage cupboards to either side, radiator, window to front.

Study

Radiator and window to front.

Dining Room

With an open fireplace and surround, cupboard to side with shelving, radiator, windows to front and side and door to the

Kitchen

Fitted with beech-style base and wall mounted units with hardwood worksurfaces, 1½ bowl sink unit, electric and gas cooker points, fitted dresser, radiator, quarry

tiled floor, plumbing for washing machine and dishwasher, window, walk-in pantry with window and tiled floor, door to the Entrance Hall and door to the

Covered Passageway

With atrium-style ceiling, flagstone floor and door into the

Former Stable

With electric meter, full height ceiling and an adjoining tack room with former fireplace, 2 windows and door to front. The stable and tack room could be converted into additional accommodation (subject to necessary consents).

A staircase leads from the Entrance Hall to the Landing

Bedroom 1

Radiator, feature fireplace with storage cupboards to either side, windows to front and side.

Bedroom 2

Feature fireplace, radiator, window to front and side.

Bedroom 3

Hatch to roof space, radiator, window to front.

Large Bathroom

Suite comprising enamel bath with mixer tap and shower attachment, wash hand-basin and WC, bidet, radiator, ladder style radiator, hatch to roof space, cupboard housing the hot water cylinder and newly installed Worcester Bosch gas fired central heating boiler, 2 windows to the rear.

Outside

The property stands in large gardens and mainly lawned with a variety of mature shrubs and trees including numerous fruit trees and the garden is elevated with a stone retaining wall. There is side access to the garden via stone archway and a gravelled patio area.

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Total area: approx. 200.5 sq. metres (2158.5 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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

EPC Rating: **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

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