

Andrew Grant
PRESTIGE & COUNTRY



Kings Thorne

Barons Cross, HR6 8RS



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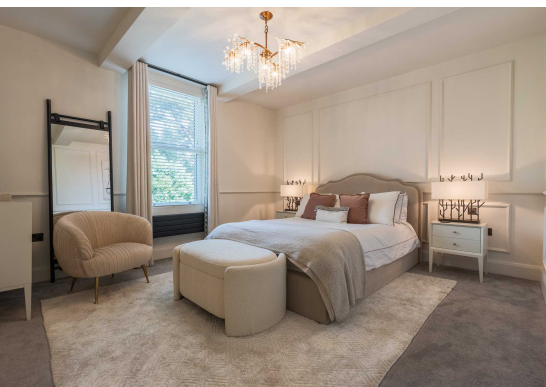
5 Bedrooms 3 Bathrooms 3 Reception Rooms

“A fully refurbished five bedroom home combining exceptional specifications, versatile accommodation, landscaped grounds and approved planning permission...”

Scott Richardson Brown CEO

- An extensively transformed semi-detached home finished to a remarkable standard throughout with no expense spared, including a new roof, underfloor heating and new windows, doors and boiler system with pressurised tanks installed in 2021.
- Impressive open plan kitchen, dining and sitting area with direct access to the terrace
- Three distinct reception rooms provide exceptional flexibility for family life and entertaining
- Principal bedroom suite incorporates a dedicated dressing area and private en suite
- Energy efficient features include an EPC A rating, owned solar panels and battery storage
- Landscaped grounds include established planting, generous lawns and decked terrace, with access to an expansive basement
- An extensive gated driveway, an EV charging point with a second currently being installed alongside a carport and planning granted for a detached garage and carport with a dedicated home office above.

4023 sq ft (373.7 sq m)





The kitchen

At the heart of the open plan living space, the kitchen combines extensive handleless cabinetry with a substantial central island distinguished by sweeping curved ends. The island incorporates a sink, generous preparation space, breakfast seating, an integrated wine cooler and open bottle storage.





A gas hob sits beneath an angled extractor, accompanied by stacked ovens, a fitted microwave, dishwasher and American style fridge freezer. Abundant cabinetry and broad work surfaces provide excellent storage and practicality, while the open arrangement connects naturally with the adjoining dining and sitting areas and leads towards the bi-fold doors opening onto the terrace.





The dining area

Forming the central part of the principal open plan room, the dining area provides a natural connection between the kitchen and sitting area. A wide bay window defines the space, while the open arrangement allows the three areas to function together for everyday meals and larger gatherings.





The sitting area

Designed as a relaxed continuation of the kitchen and dining space, the sitting area enjoys a wide set of bi-fold doors opening onto the terrace. The generous glazed opening frames views across the garden, while the uninterrupted connection with the adjoining areas creates an adaptable setting for informal family life and entertaining.





The family room

A substantial additional reception space, the family room offers direct access to the garden through wide bi-fold doors. An inset fireplace provides an architectural focal point, while the long proportions accommodate several distinct uses. The space gives the household valuable flexibility without feeling disconnected from the rest of the ground floor.







The living room

The living room provides a more formal retreat with a broad bay window overlooking the frontage. An inset contemporary fireplace forms the principal focal point, complemented by glazed double doors linking the room with the entrance hall.







The utility

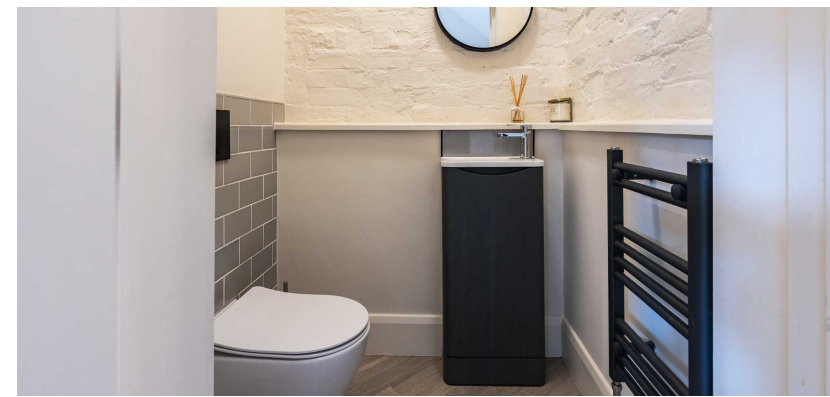
Practical support for the main kitchen is provided by a separate utility room with fitted cabinetry, a work surface and sink. A window and glazed external door serve the space, while the fitted arrangement keeps household tasks contained away from the principal living areas.





The entrance hall and cloakroom

The entrance hall establishes a spacious introduction to the home, with a turned staircase rising through the accommodation and glazed internal doors connecting the principal rooms. The adjoining cloakroom includes a WC, wall mounted washbasin and towel rail, providing a convenient facility for guests while remaining discreetly positioned away from the reception spaces.





The principal bedroom suite

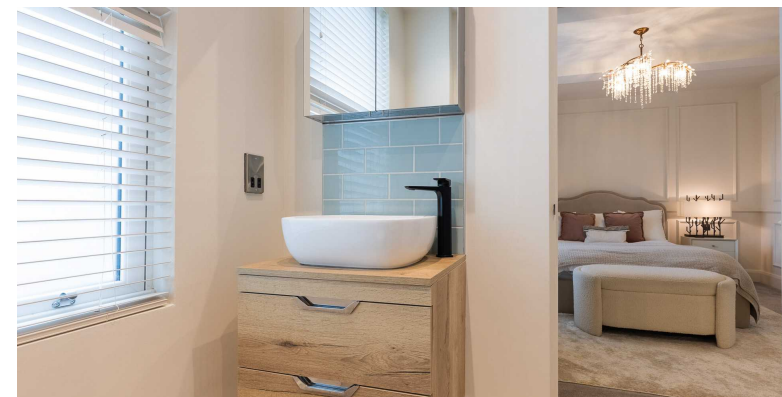
The principal bedroom forms an impressive private suite with a broad bay window and a dedicated dressing area. Extensive fitted wardrobes provide integrated storage, while the arrangement leads directly to the private en suite. Its generous proportions and clearly defined sleeping and dressing spaces create a particularly well considered principal bedroom.





The principal en suite

Serving the principal bedroom exclusively, the en suite is arranged with a walk-in shower, wall mounted vanity unit and WC. Full height tiling defines the shower enclosure, while the window provides ventilation and an outlook. The streamlined fitted sanitaryware maintains a practical sense of space within the room.





The second bedroom

The second bedroom is a generously proportioned double room with a wide window overlooking the garden. A second window extends the outlook across the frontage, while the regular shape leaves ample space for additional furnishings.



The third bedroom

Providing further first floor accommodation, the third bedroom has a window overlooking the grounds and a well proportioned rectangular layout. Currently used as a home office, this space offers flexibility to suit changing family needs.



The fourth bedroom

Occupying the second floor, the fourth bedroom is a substantial room shaped by the character of the roofline. A large Velux window introduces daylight from above, while the broad floor area accommodates both sleeping and additional seating or study space. An adjoining dressing area further enhances the room's versatility.





The fifth bedroom

Also arranged on the second floor, the fifth bedroom offers comfortable proportions beneath the sloping roofline. A Velux window serves the room, with the surrounding wall space allowing practical placement of furnishings. The nearby bathroom makes this upper level suitable for family members or visiting guests.





The first floor bathroom

The principal family bathroom offers a comprehensive arrangement including a freestanding bath, large walk-in shower and twin countertop basins. A Velux window sits above the twin basins, while extensive wall tiling defines the individual zones. The room is centrally positioned to serve the three bedrooms on the first floor.



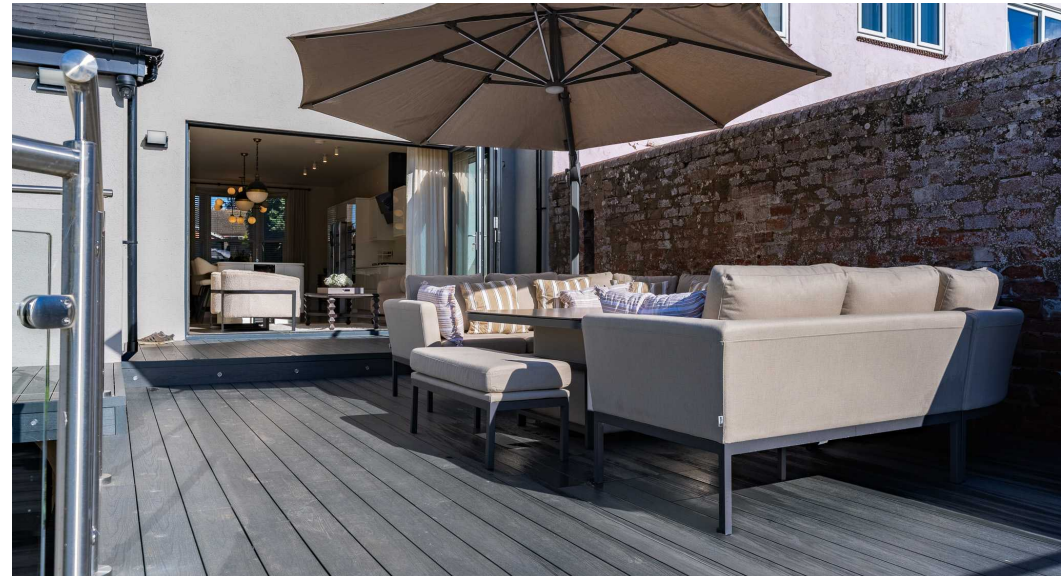




The second floor bathroom

Serving the two upper floor bedrooms, this bathroom incorporates a WC, washbasin and spacious shower enclosure. A substantial window overlooks the garden and recessed storage space provides added convenience.





The terrace

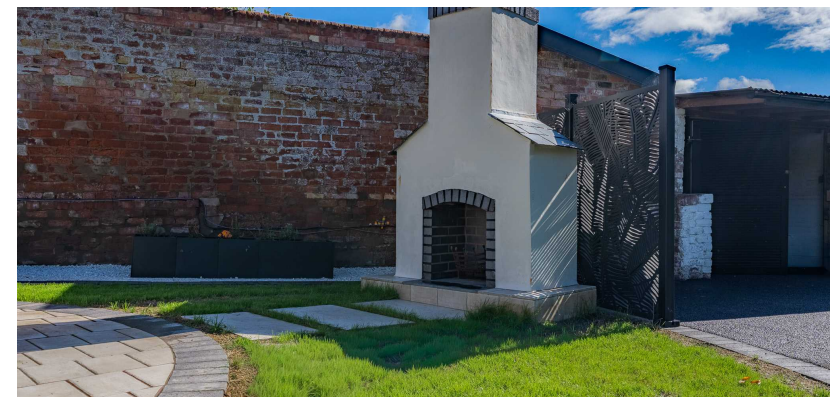
Extending directly from the principal living spaces, the decked terrace creates a generous outdoor entertaining area overlooking the garden. Wide steps and a glazed balustrade connect it with the lower grounds, while Bi-fold doors from both the sitting area and family room reinforce the relationship between the home and its surroundings.





The garden

The grounds unfold through a series of clearly defined outdoor areas, beginning with a landscaped garden beside the home. Here, a circular paved seating area is set within the lawn, linked by stepping stones to the raised terrace and framed by the original brick boundary wall. Contemporary planters soften the wall, while a substantial outdoor fireplace creates a distinctive focal point and is screened from the adjoining driveway. From this section, there is also access to the expansive basement.





Beyond the more formal landscaped area lies an extensive expanse of lawn, offering generous space for recreation and currently accommodating a timber children's play structure. Mature trees, dense hedging and established planting provide a leafy backdrop around the outer edges of the grounds. The broad driveway runs alongside the lawn and connects the different areas, while the included garden shed houses the SolarEdge battery for the property's owned solar energy system.



The driveway and parking

Electric gated access, complete with a face recognition monitor, opens onto a substantial driveway providing off road parking for a multitude of vehicles. The existing detached carport incorporates an adjoining garage and store, while an EV charging point is positioned at the front of the property, with a second EV charger currently being installed. The approach is framed by boundary walls and established planting, creating a defined arrival and separation from Barons Cross Road.



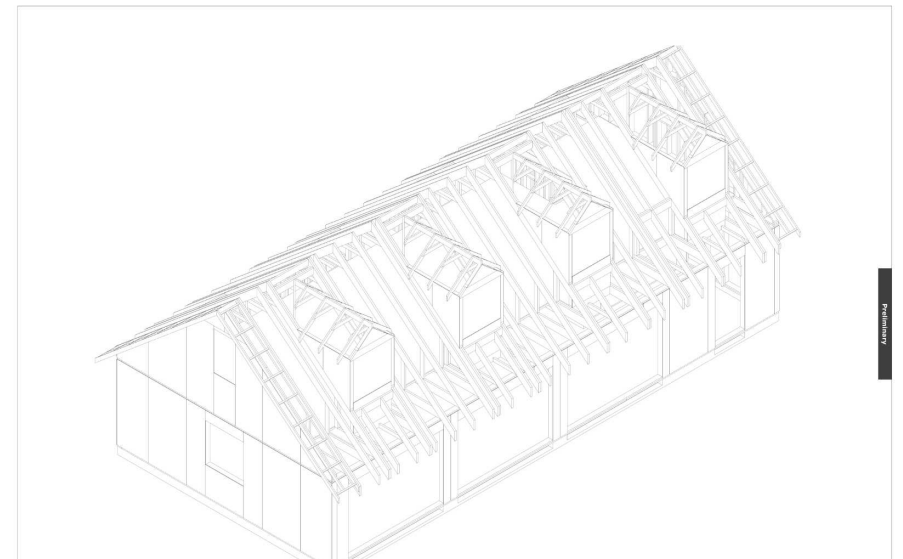
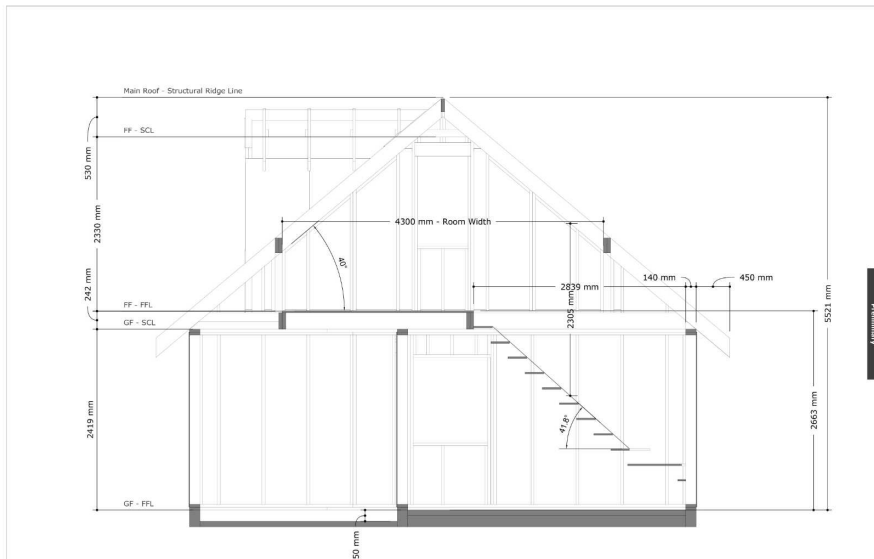
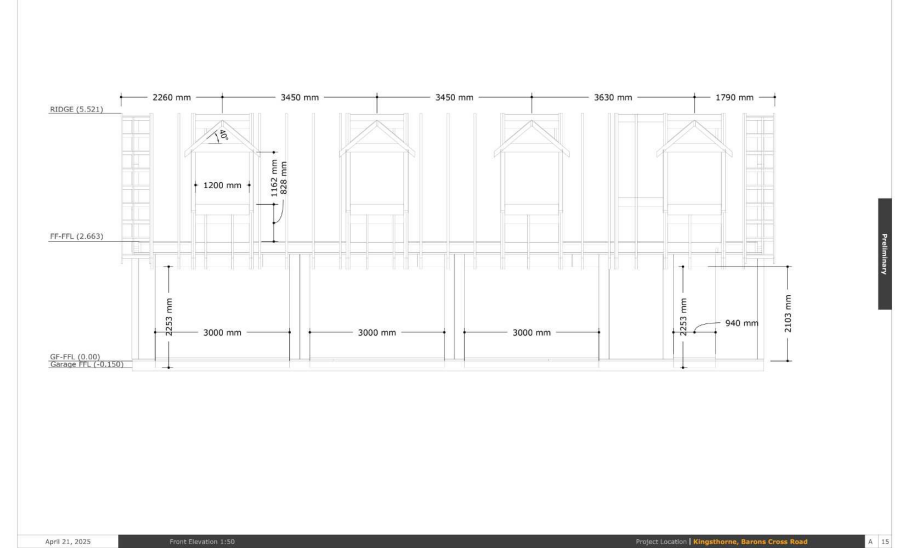




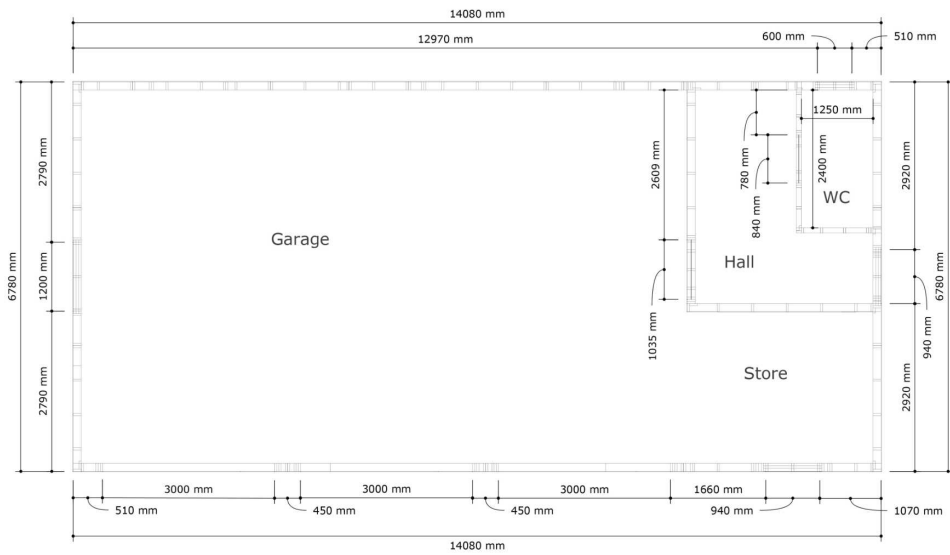
Planning permission

Planning permission was granted on 23 August 2024 under application 241046 for a detached garage and carport with a dedicated home office above. The approved scheme provides a garage and adjoining carport at ground floor level, with first-floor office accommodation beneath a pitched roof incorporating four dormer windows.



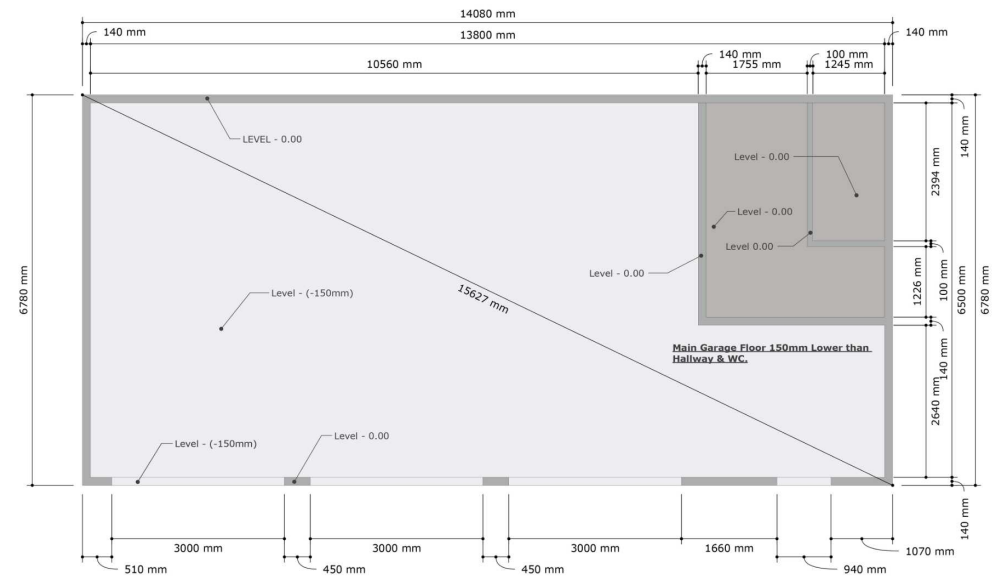


The plans also provide for internal staircase access, a WC/shower facility, power, lighting and heating. Separate permission has also been granted under application 231163 for a repositioned boundary wall and access. Both permissions remain subject to their respective approved plans and conditions.

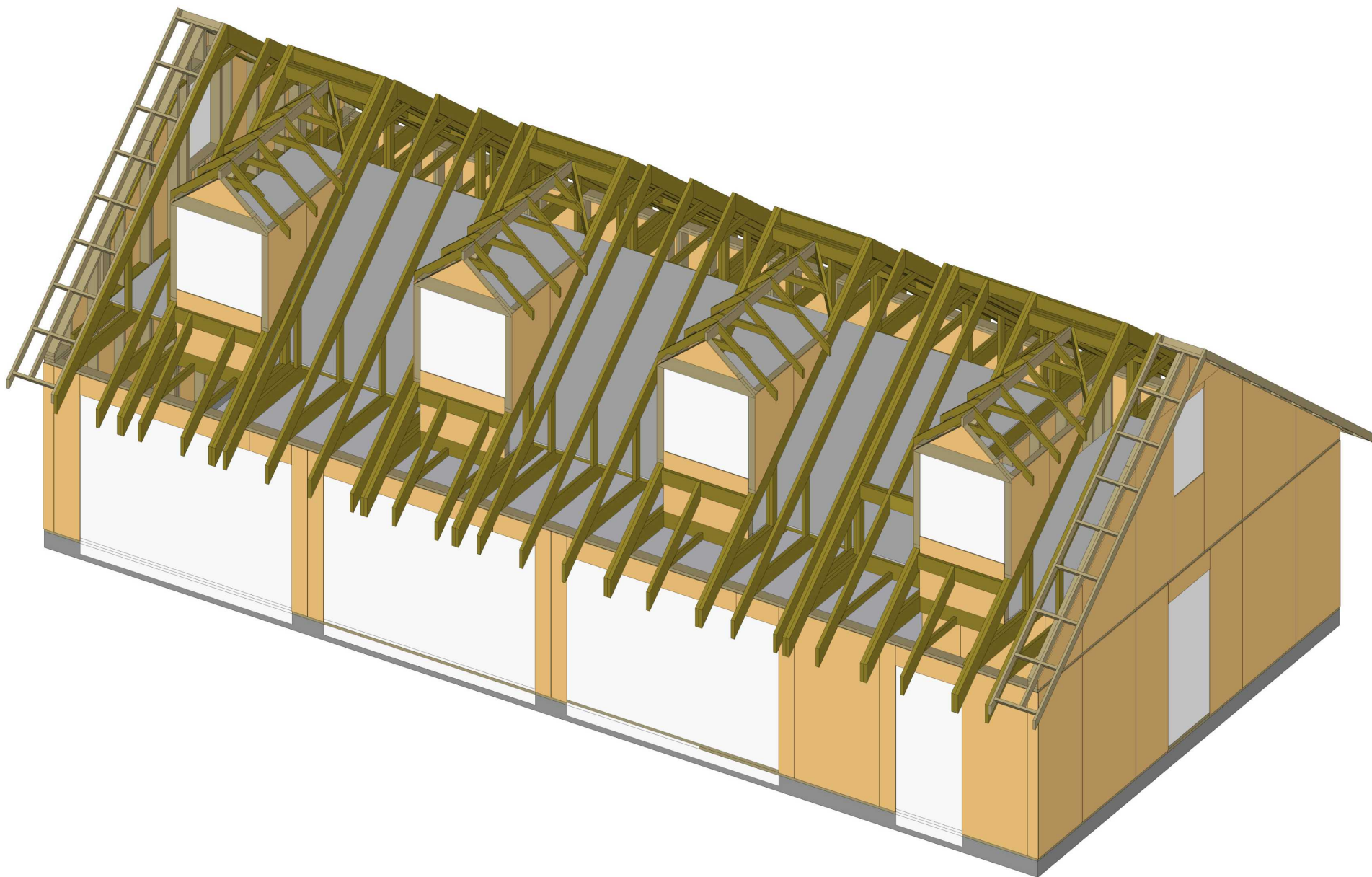


Preliminary

All Levels Set out From Zero. Zero is the Top of the Block Work Upstand / Bottom Of Soleplate.



Preliminary



Location

Kings Thorne is situated on Barons Cross Road, combining an established setting with access to the amenities of Leominster. The surrounding area offers a balance of countryside and town convenience, with local shops, everyday services, schools and leisure facilities available within the wider area. Road connections provide access towards neighbouring towns and the region's principal routes, while the property's landscaped grounds create a sense of separation from its surroundings. This location is well suited to those seeking substantial accommodation and outdoor space without losing convenient access to essential amenities and transport connections.

Services

The works include a new roof, extensive insulation throughout, complete replumbing and the installation of dedicated heating circuits designed to provide instant hot water. Internet infrastructure and data cabling have also been installed.

The property benefits from mains gas, electricity and water. Drainage is supplied via a private septic tank. The heating system was installed in May 2021. Electrical wiring and the fuse board were installed in February 2021. Owned solar panels were installed in July 2023 and connect to a SolarEdge 10kWh battery located in the garden shed. The system feeds electricity into the National Grid.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, Three, Vodafone and O2 (Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

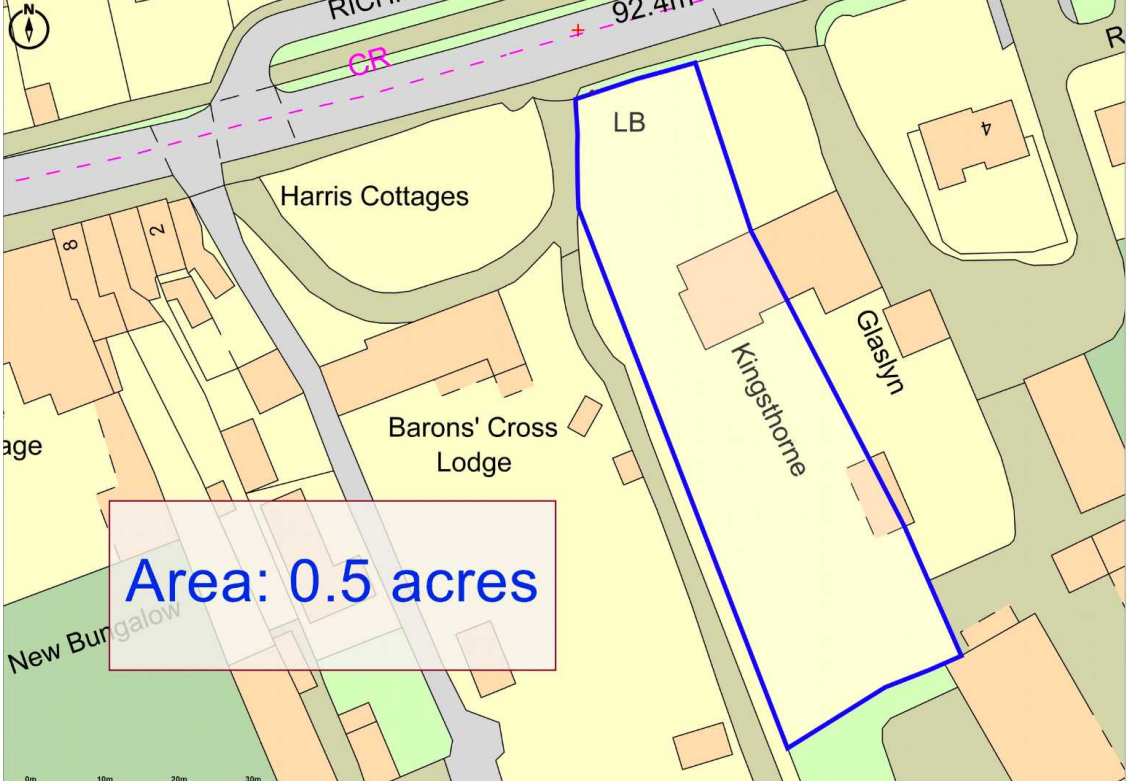
Council Tax

The Council Tax for this property is Band E

Agent Note

The boundary shown is based on the current HM Land Registry title plan and is provided for identification and guidance purposes only. The plan is indicative and should not be taken as a definitive representation of the property's legal boundaries. The vendor is currently seeking clarification regarding the registered boundary and the title plan may be subject to amendment. Prospective buyers will be able to satisfy themselves as to the extent of the property and its boundaries through their legal representative during any purchase process.

Additionally, all furniture within the property is available by separate negotiation.



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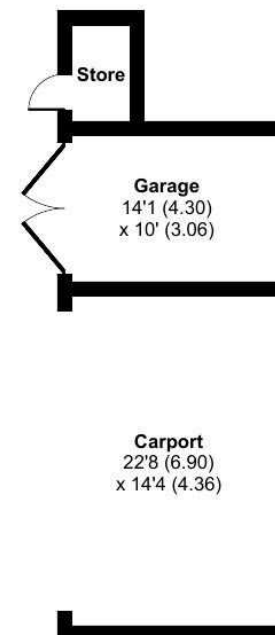
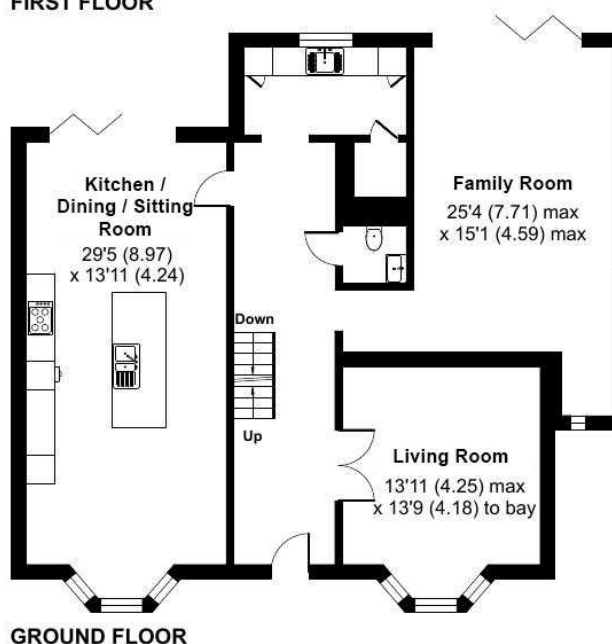
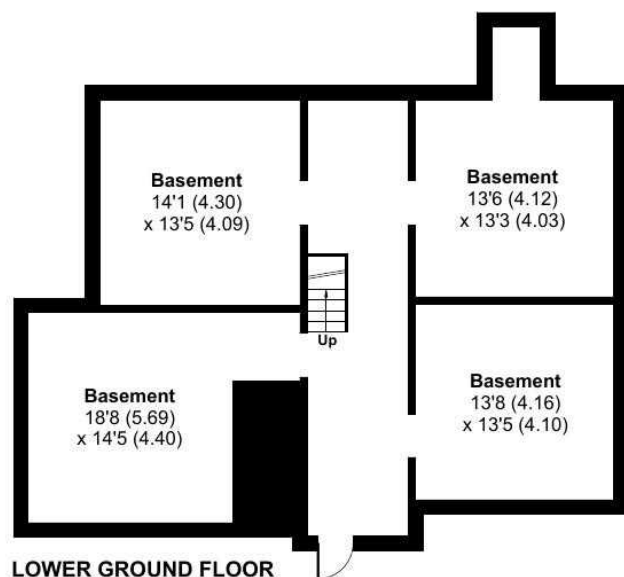
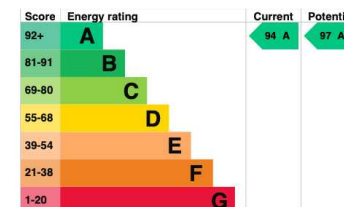
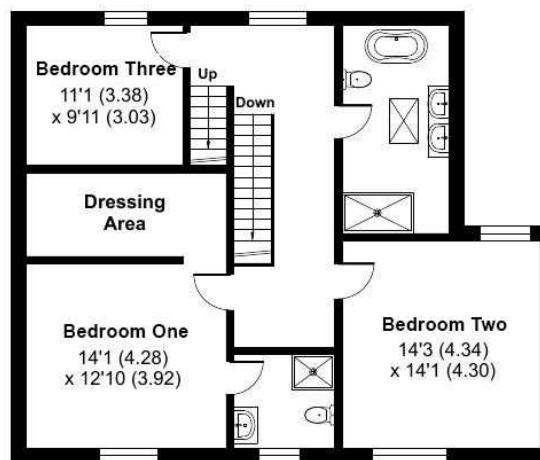
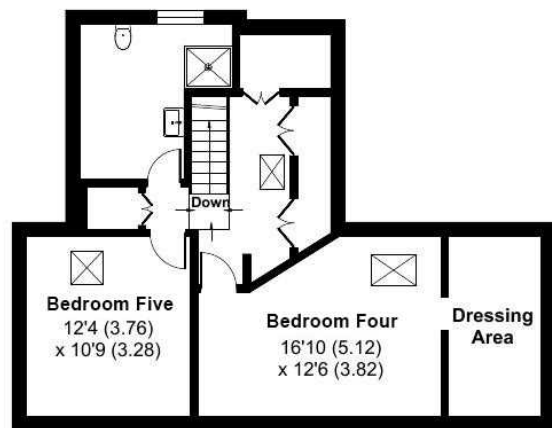
Approximate Area = 4023 sq ft / 373.7 sq m (excludes carport)

Garage = 142 sq ft / 13.2 sq m

Outbuilding = 26 sq ft / 2.4 sq m

Total = 4191 sq ft / 389.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Andrew Grant. REF: 1521885



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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