



**Deanstone, Stoke Prior, HR6 0LR**  
**Guide Price £475,000**

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LAND & NEW HOMES



# Deanstone, Stoke Prior

Set in 1.7 acres of garden & paddock is this detached dormer style house in need of some updating with 2/3 bedrooms, 2/3 reception rooms, kitchen, utility room & garage. There is also a range of outbuildings all requiring some work. There is ample scope for extensions or remodeling subject to planning. **SOLD WITH NO ONWARD CHAIN.**

## FEATURES

- Detached dormer style house
- 2/3 receptions plus kitchen
- 2/3 bedrooms, bathroom
- Utility room & garage
- 0.7 acre plot with ample parking
- 1 acre paddock with range of outbuildings
- In need of modernising or remodeling
- Double glazed & gas heating



### Material Information

**Guide Price** £475,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** D (58)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Introduction

This is a really unusual property located in a semi-rural location on the outskirts of Steen's Bridge a few miles east of Leominster with large gardens and a paddock for those with a pony, some pet sheep or goats. The view from the rear is amazing and you can see for miles across the Herefordshire countryside towards Shropshire. The property itself does require some updating but in return offers well proportioned rooms and plenty of opportunity for extensions either from the ground up or by simply extending the dormers to increase the upstairs floor area. It does benefit from some double glazing, mains gas heating and has a private drainage system to a septic tank. Externally there is a garage with utility room and various outbuildings in need of restoration and comprising garage and stable but with potential to use as a workshop/studio. PLEASE READ THE AGENTS NOTES ON JAPANESE KNOTWEED BELOW.

## Property description

On entering through the front door all the principal ground floor rooms can be accessed from the hallway. On the right is the through living room with large windows to both front and rear making this a light and airy room; there is also a fireplace with inset gas fire. Glazed double doors lead through to the dining room with parquet flooring and bow window overlooking the garden. A door then leads back to the hallway where the stairs rise to the first floor and here there is a cloakroom. The third reception room also has parquet flooring and a bow window overlooking the front of the property and this room has the option of being a 3rd bedroom if required. The kitchen has a range of modern style wall & base units with built in dishwasher, double oven, hob & extractor, walk-in pantry and a large window overlooking the rear garden & the amazing views beyond. There is then a door that leads into a covered passageway with door to the outside both at the front and to the rear. Also located off here is a door to the garage and the utility room which houses the gas boiler and has a Belfast sink.

Taking the stairs from the hallway you rise to the first floor landing where there is a large airing cupboard and an additional large storage cupboard. On the left is a double bedroom with window to the front and side and has various built-in storage cupboards/wardrobes. Then there is a cloakroom with WC and sink and a separate bathroom with a sink and bath with shower over - these rooms could easily be reconfigured to potentially provide an additional ensuite to the bedroom. Further along the landing is the second double bedroom with window to the front and various cupboards/wardrobes.

## Garage & parking

The property is approached across a private driveway leading to the garage and parking area to the front and it also leads to a gate that provides access to the rear garden & paddock beyond. The garage has an automatic up & over door, power & light.

## Gardens

Deanstone sits in the middle of its large plot which extends to around 0.6 acres and the gardens surround the property

on all sides. The front garden is mainly enclosed by a natural hedge and is laid to lawn with various mature shrubs & trees and pathways leading to the right hand side where there is a pond and what was previously a vegetable garden. This then extends to the large rear garden with patio, lawn, shrubs, trees and hedging which separates the garden from the paddock. Then continuing around the property is the area where there are various sheds & outbuilding and gated access from the drive which leads through to the paddock.

## Paddock

Purchased a little while after the family bought the property so is on a separate title, the paddock measures a little over 1 acre and is enclosed by a mixture of natural hedging and stock fencing. Whilst the paddock can be accessed directly from the property it also has the benefit of an additional access across the adjacent field and on to a lane which then has access off the road. This is a good paddock which gently slopes away from the house and from here the full expanse of the view can be appreciated.

## Services & council tax

Mains electric, gas & water are connected.  
Drainage to septic tank  
Herefordshire council tax band E

## Broadband

Broadband type  
Standard 20 Mbps 1 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast 1000 Mbps 1000 Mbps Good  
Networks in your area - Openreach, Gigaclear  
Source: Ofcom Mobile Checker

## Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

## Location

The property is within the village catchment of Stoke Prior and thus surrounded by rolling hills, farmland, and woodlands, making it an ideal location for walking, hiking, and cycling. The village lies approximately 3 miles from the market town of Leominster, offering a wealth of local and national shops, primary and secondary schooling, railway station plus a comprehensive range of leisure facilities. The cathedral city of Hereford is approximately 10 miles distant offering a further wealth of shopping, recreational and educational facilities.

## What3words

What3words:///roofed.vote.reference

## Tenure

Freehold  
House Land Registry Title no. HE6357  
Paddock land registry Title no. HE12415

## Japanese Knotweed

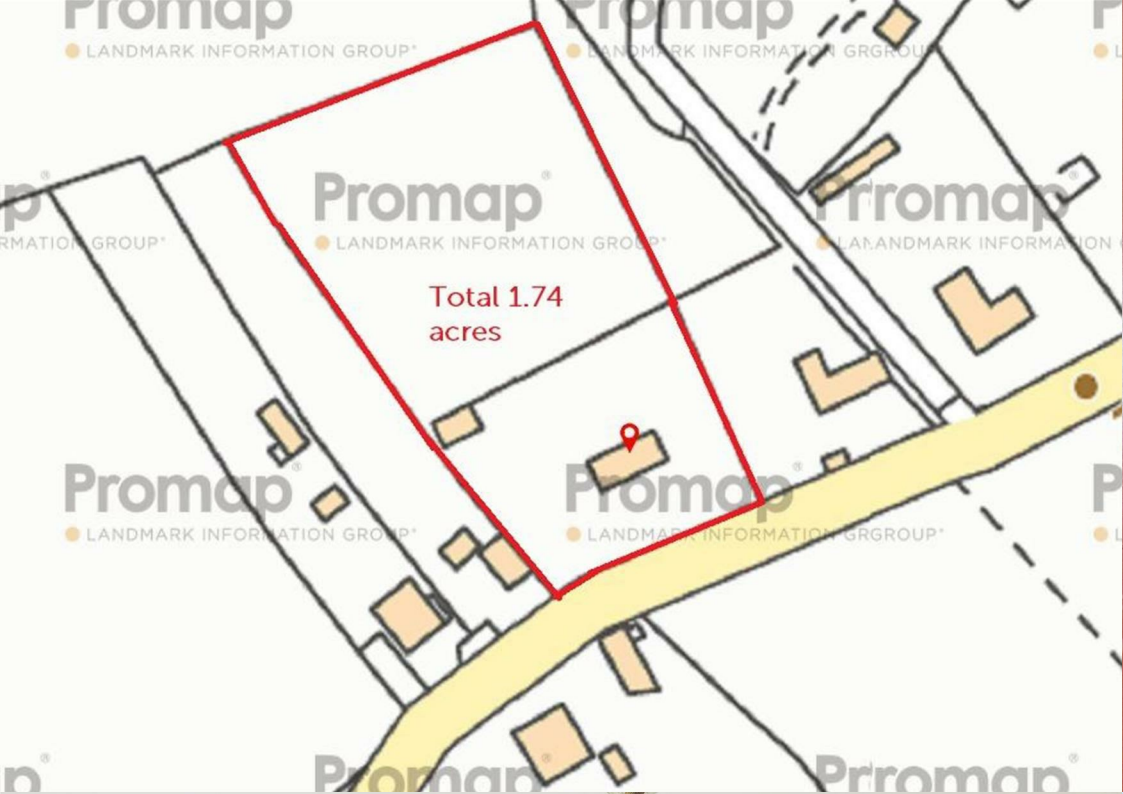
A small amount of Japanese Knotweed was identified on the south western boundary in 2019. This has been treated in



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accordance with the regulations by a licensed operator Environet Limited and has the benefit of a 10 year insurance backed guarantee issued in 2021. Environet are continuing to monitor the area. Buyers are welcome to read the report & insurance policy but should check with their mortgage lender for any further clarification on their requirements.

### Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.



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### DIRECTIONS

From the roundabout on the A49 at Leominster, take the exit signposted A44 towards Worcester. Proceed for 3.5 miles and take the road on the left signposted to Hatfield and Deanstone can be found on the left hand side after approximately 100 yards.



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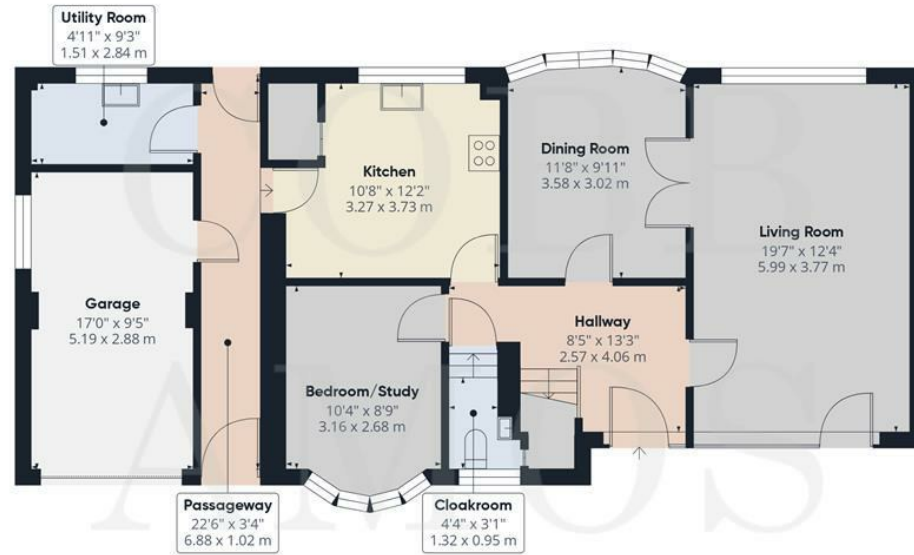
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1529 ft<sup>2</sup>  
142.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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