

THE MILL

£650,000



“A beautiful cottage with extensive gardens and a detached annexe”

Orleton, Herefordshire

Situated in a peaceful location in the heart of the sought-after village of Orleton, this beautiful 3-bedroom cottage has character in abundance, a glorious garden and grounds and ample parking; plus, the added bonus of a separate detached annexe: perfect for relatives or for use as holiday accommodation.

- Peaceful location
- Stunning 3-bed cottage
- Character throughout
- Separate annexe
- Garage /workshop
- Approx 1.25 acres gardens and grounds
- Holiday let potential
- Outbuildings



At the end of a small lane, The Mill and its attendant outbuildings sits at the rear of an extensive gravelled driveway: presenting a beautiful residence in a picturesque rural setting.

Enter via an enclosed porchway into the first reception room; here, the home sets out its character and proportions: cottage style exposed timbers and beams spanning the entirety of the grand 21ft dining hall - a space easily sufficient in dimension to entertain friends or host the entire family at Christmas. A stone fireplace sits on the rear wall: a cosy focal point around which to gather and enjoy a drink on winter evenings. From here, a door leads through into the formal living room: a dual aspect room featuring a woodburning stove set within a timber mantel.

At the other end of the property is the beautiful, light-and-airy, cottage-style kitchen/ breakfast room. With traditional-style floor and base units wrapping three walls, there is ample storage space and plenty of countertop surface for food preparation. There is a large, gas 6-ring range-style oven with overhead extractor unit, integrated dishwasher and space for an American style fridge freezer. The room is large enough to accommodate a full size dining table, around which the family can gather at mealtimes. A set of French doors accesses the rear patio and an additional single door leads out to the side of the property.

A downstairs cloakroom with WC and a full-size utility room, featuring storage units and space for white goods completes the downstairs.

Upstairs, the star of the show is the stunning master suite: a vaulted ceiling space, replete with exposed timbers and fitted wardrobes. The en suite is every bit as impressive, showcasing high ceilings, ornate timbers, wash hand basin, WC and slipper bath tub.



The remaining two bedrooms exhibit plenty of character and the larger room has a built-in wardrobe; both are served by a family bathroom with separate shower cubical, WC, bathtub and wash hand basin.



A fabulous addition of this property is the beautiful, fully-renovated, 1-bed detached annexe: great for a dependent family member, visiting relatives or to generate an income as a holiday let etc. The annexe comprises of a stylish kitchen, sitting room with open fireplace, double bedroom and family bathroom with large storage cupboard.



Outside: A large, detached garage/ workshop is situated to the side of the driveway and extensive gardens wrap the property on all sides, mainly laid to lawn with flower borders, mature trees and shrubs, a seating patio area and an ornamental pond. To the side of the main property there is also an attractive storage building as well as a greenhouse, garden shed and a summer house. With a little fencing, potential for a paddock exists to the rear, with a field shelter already in place. The total grounds extend to approx 1.25 acres (TBV by buyer's solicitor).

Area: The popular village of Orleton has an abundance of activities, events and amenities: including: two well-regarded public houses, a post office and general store, primary school, medical services and a bus route. The nearby market towns of Ludlow and Leominster are close at hand for a full range of shops, cafés and amenities. Fans of the outdoors are well catered-for, with beautiful walks from the front door and National Trust properties nearby.

At a glance:

Bedrooms:	3 plus 1 bed annex
Tenure:	Freehold
Council Tax Band*:	Main house: E; Annexe: A
Heating:	Central heating; Oil
Services:	Mains water, electricity and drainage.
Service charges:	Pay ad-hoc towards maintenance of track.
Covenants:	None known
Notes:	Property has flooded once, previously. Now supported by government-backed scheme with flood defences and pump in place.
Broadband:	Yes

* correct as of instruction date

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

