



SAMUEL WOOD

Beech House, The Bury Stoke Prior, Leominster, Herefordshire, HR6 0LG

Offers Based On £400,000



# Beech House, The Bury

Stoke Prior, Leominster, Herefordshire, HR6 0LG



- Magnificent 4 bedroom barn conversion
- Full of charm & character throughout
- Living room with wood burner
- Large landing providing study area
- Well maintained and easy garden
- Central location in popular village (with pub)
- Large dining hall with vaulted ceiling
- Kitchen breakfast room & utility / cloakroom
- Four bedroom, two bathrooms
- Large garage and driveway parking

This impressive four bedroom barn conversion with wonderful internal accommodation is full of character with modern creature comforts to include: a magnificent vaulted dining hallway, living room with cosy wood burner, kitchen / breakfast room, cloakroom / utility, large first floor landing providing a study area, four bedrooms, en-suite shower room and house bathroom. The property enjoys a central village location surrounded by beautiful North Herefordshire countryside and benefits from a well presented and easy maintenance garden, large garage/workshop and parking. Internal inspection essential.



Stoke Prior is a wonderful rural village and enjoys the recently re-opened Lamb public house together with a Church, primary school and an active community. Within a short drive is Leominster golf course and The Grove golf and bowling centre whilst the popular town of Leominster is around 3.5 miles and has a good range of shopping, recreation and educational facilities along with a mainline railway station. The city of Hereford is approximately a 20 minute drive and has a further range of excellent facilities.

The property is approached into a magnificent dining hallway with vaulted ceiling and large picture windows overlooking the garden. This then leads into the sitting room which is full of timbered features and has an attractive fireplace with woodburning stove. The kitchen / breakfast room sits off the dining hall with a door off to a utility / cloakroom.

Staircase rises to first floor landing providing study or snug space and this overlooks the vaulted dining hall. An inner landing serves 4 bedrooms having an abundance of character whilst the main bedroom has fitted wardrobes and an en-suite shower room. The house bathroom has a full suite in white and character features.



### Outside:

The property is approached onto a driveway with access to outside sockets. This garden has been thoughtfully landscaped with stone edged borders, grass lawn and an artificial lawn, a paved seating area ideal for summer dining and family gatherings, mature trees and shrubs. Please note there is no rear garden as the property backs onto the churchyard. A short walk from the frontage is a garage block for which this property has an excellent size garage/workshop with double doors.

Services: We understand that the property has mains electric, mains water and private drainage. Communal LPG gas (metered), woodburning stove.

Service charge for communal facilities is currently £75 per month

Broadband Speeds: 14 to 1000 Mbps

Flood Risk: very low

Tenure: We understand the tenure is Freehold.

Local Authority: Herefordshire council

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Viewings: Strictly by appointment only, please contact the office on 01584 875 207 or email [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk). For out of hours enquiries please contact Andrew Cadwallader 07974 015 764





### Directions

Proceeding South from Ludlow on the A49, turning left at the roundabout onto the Leominster bypass. At the next roundabout turn left onto the A44 and take the next right hand turn signposted Stoke Prior. Follow this road into the centre of the village where you will see a triangular shaped area of grassland, turn right here and the development will be found on your left hand side indicated by the agents for sale board.







## Floor Plans



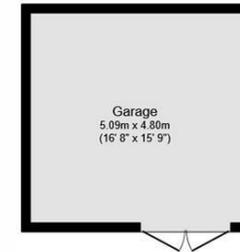
### Ground Floor

Floor area 73.2 sq.m. (788 sq.ft.)



### First Floor

Floor area 70.9 sq.m. (763 sq.ft.)



### Garage

Floor area 24.9 sq.m. (268 sq.ft.)

**Total floor area: 169.0 sq.m. (1,819 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

Tel: 01584 875207 | [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk)