



STONE HOUSE SCOTLAND WELLINGTON

HEREFORD HR4 8FS

£725,000
FREEHOLD

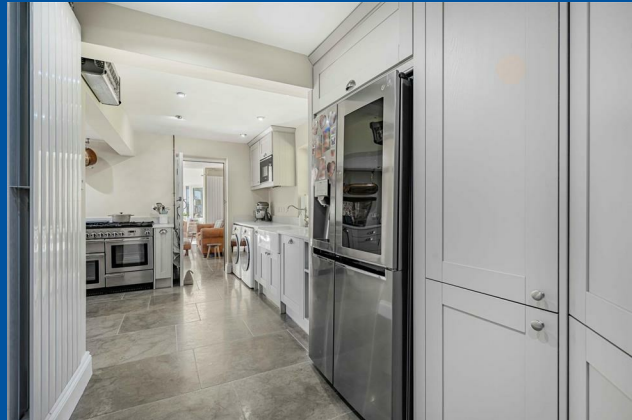
A beautiful detached cottage set in an idyllic location, enjoying stunning far-reaching countryside views. The property offers well-proportioned accommodation, including four bedrooms, two reception rooms and two bathrooms, making it an ideal country home.

Externally, the property is complemented by attractive gardens, a stable block and approximately 3 acres of land.



STONE HOUSE SCOTLAND

- Idyllic rural location
- Four bedroom detached cottage
- Modern stable block and approximately three acres
- Ideal home for families
- Must be viewed!
- Fantastic countryside views



Property Description

Occupying a truly idyllic rural setting with spectacular views, an attractive detached cottage with 4 bedrooms, a modern stable block and gardens and grounds extending to approximately 3 acres.

An impressive detached cottage in a spectacular, elevated, location backing onto the Dinmore Estate, and with stunning southerly views over Wellington Village, distant hillsides about ½ mile from the village between the Cathedral City of Hereford (7 miles) and the Market Town of Leominster (8 miles).

There are many local footpaths and bridleways, and within the village amenities include a public house, shop, school, community centre, church and sports playing field.

The original cottage has been extended at ground floor level, recently modernised and offers versatile accommodation with bedrooms to both ground and first floor, double glazing and LPG central heating.

Stone House Scotland stands in ring-fenced gardens and grounds which extend to approximately 3 acres.

Ground Floor

With upvc double glazed entrance doors leading into the

Entrance Area/Kitchen

A light and airy entrance space with flagstone floor, mat well, carpeted stairs leading up, boot room storage for coats and shoes, the space flows seamlessly into the newly fitted modern kitchen comprising matte matching wall and base units, double Belfast sink, space for an American style fridge/freezer, large pantry cupboard, freestanding range master with gas hob, under counter space for a washing machine and tumble dryer, double glazed window to the rear and doors lead into the

Dining Room

With flagstone floor, feature beams, two wall lights, radiator, double glazed window and french doors to the front aspect, feature exposed stone wall with wood burning stove.

Living Room

A large spacious living area with triple aspect windows and doors allowing for lots of natural light, flagstone floor, feature wood burning stove, doors out to the rear, three radiators.

Inner Hallway

With flagstone floor, loft hatch, ceiling light point, radiator, double glazed window and doors to

Bedroom Two

A good sized double bedroom with fitted carpet, ceiling light point, radiator, ample space for wardrobes, double glazed door and window.

Bedroom Three

With wood effect flooring, ceiling light point, radiator, double glazed window and useful built in storage cupboard.

Bedroom Four

With fitted carpet, ceiling light point, part panelled wall, dual aspect double glazed window and radiator.

Shower Room

Comprising a large walk in shower with tiled surround, low flush w/c, pedestal wash hand basin with part tiled surround, double glazed window, tiled floor and recess spotlights.

First Floor Landing

With fitted carpet, ceiling light point and doors leading into

Bedroom One

A spacious double bedroom with wood flooring, ceiling light point, part panelled wall, radiator, an array of fitted wardrobes and cabinetry, double glazed window with beautiful views across the Hereford countryside and door into the eaves storage.

Bathroom

Comprising a feature roll top bath, pedestal wash hand basin with tiled splash back, low flush w/c, double glazed window, useful storage cupboard and access doors into the eaves storage.

Outside

The property is approached via its own sweeping driveway which bisects the pasture paddock. The driveway leads to extensive parking area. The gardens lie to the front and are lawned, sloping away from the property, with a variety of mature shrubs and trees, former vegetable plot and there are paved and gravelled seating areas.

There is a separate vehicular access to the western side of the property via double iron gates with brick pillars and a further gravelled parking area, raised rockery and ornamental antique cider press.

To the front of the property is a gently sloping pasture paddock/orchard with numerous fruit trees enclosed by stock-proof fencing. The paddock is divided into two and has access gates.

There is a modern stable block comprising a tack room/kitchen area with electric oven, sink unit and storage cupboards, electric fuse board. 2 adjoining Loose Boxes and Garage/Mower shed.

Directions

From Hereford proceed north on the A49 towards Leominster, continue into Wellington and turn left for the village centre. Continue through the village and at the T-junction turn right signposted Westhope. Continue for about 1/4 mile and follow the road to the right signposted Dinmore, then turn immediately right again, passing a stone/brick barn on your left-hand side. After a further 1/4 mile turn left signposted

Stone House Scotland. Follow this unclassified lane for another 1/4 mile and where the road splits take a sharp turning back right into the private drive, which leads to the property.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains electricity, private water supply and private drainage system. LPGas-fired central heating.

The property also benefits from solar panels with battery storage and an electric vehicle charger.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

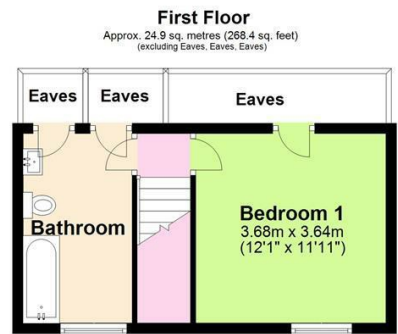
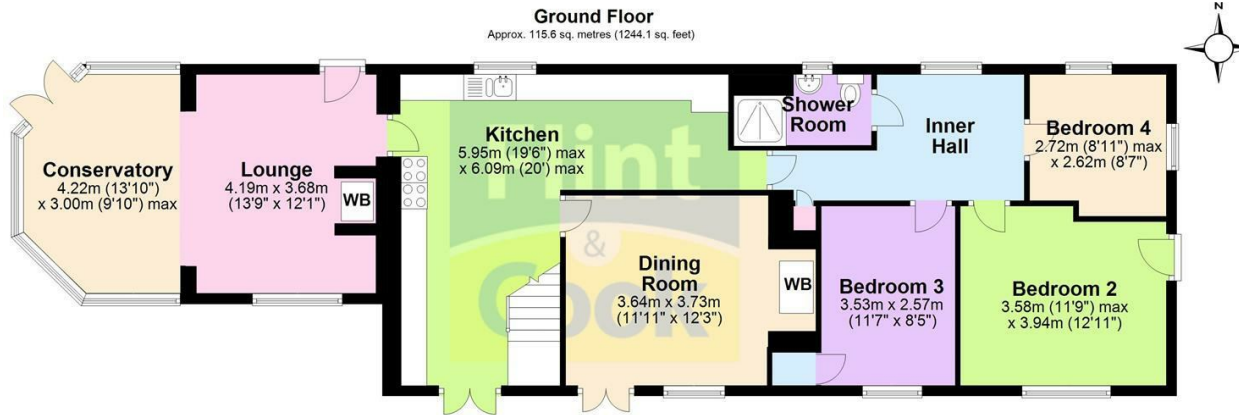
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

STONE HOUSE SCOTLAND





Total area: approx. 140.5 sq. metres (1512.5 sq. feet)



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	

Current: 57
Potential: 82

EPC Rating: D Hereford Council Tax Band: F

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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