

Church House, Gladestry, HR5 3NR
Price £520,000

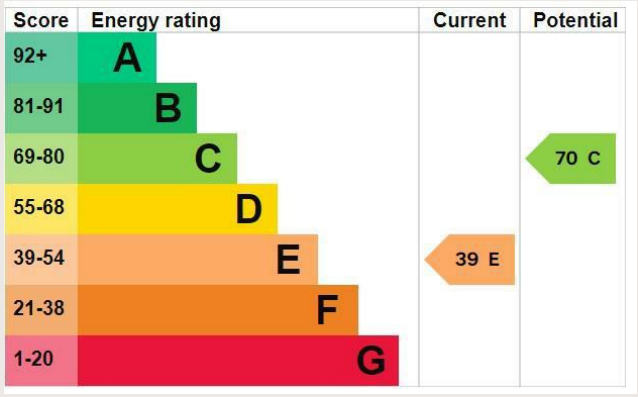
COBB AMOS
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LAND & NEW HOMES

Church House
Gladestry

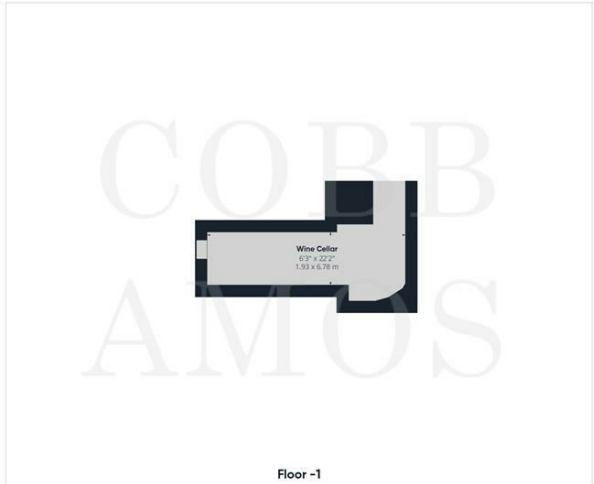
We are delighted to offer for sale a traditional four bedroom period house with circa 0.46 acres. Handsome Church House offers a wealth of character features and for those wanting to become Lord or Lady of the manor with their own Ha Ha, lower croquet lawn, brook running through the grounds and wisteria clad frontage, then this is the perfect purchase for you. Sold CHAIN FREE we highly recommend calling 01568 610310 today to secure a viewing.

- HANDSOME DETACHED PERIOD PROPERTY
- FOUR BEDROOMS, THREE RECEPTIONS, THREE BATHROOMS
- ACCOMODATION OVER THREE FLOORS
- HEART OF VILLAGE LOCATION
- CIRCA 0.46 ACRE PLOT
- WEALTH OF CHARACTER FEATURES
- DATING FROM 1600S
- SOUTH FACING GARDEN
- CHAIN FREE
- STUNNING, OCTAGONAL GARDEN ROOM

Material Information
Price £520,000
Tenure: Freehold
Local Authority: Powys
Council Tax: F
EPC: E (39)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.









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Approximate total area(1)
2293 ft²
213.1 m²

Reduced headroom
160 ft²
14.9 m²

(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.

Introduction
Church House, dating back to circa.1600, is a handsome detached family house which retains much of its original character and charm. The house offers very well-balanced and flexible accommodation arranged over three floors, comprising: sitting room, octagonal garden room, study/reception, wine cellar, kitchen/dining room, utility room, cloakroom, four bedrooms, (two with en-suite), large top floor landing (hobby space/fifth bedroom), three bathrooms.

Property Description
Entry begins through the front door and into an impressive open plan arrangement to include a sitting room, octagonal garden room and stairs to the first floor. The sitting room is a welcoming space and proudly boasts a central open fire with oak mantle surround and stone base hearth. The juxtaposition between this stone and the exposed timber framing that runs throughout the home is a real treat and what a lovely room this would be in the cooler Winter months with the fire roaring in the background. A further delight is the little window that gives a glimpse into the front garden beyond, displaying an array of mature trees and cottage style planting. The adjoining garden room (designed by Peter Cripwell, a local Architect) flows seamlessly from the sitting room and takes full pleasure in immersing its occupant with the surrounding grounds. French doors onto the patio allow for closer inspection of the gardens or easy access to a bistro table for an evening tipple or morning coffee. An octagonal roof light adds further character and intrigue.

Back to the entrance and to the right is a third reception room currently set up as a home office but could have a variety of uses. This room mirrors the sitting room next door with window overlooking the garden and fireplace that is currently capped off but could be re-instated.

By the stairs of the entrance is hatch access to a wine cellar to impress any visiting guests.

To the far end of the entrance is a kitchen/dining room with separate side access. The kitchen has a range of wall and floor units with housing for a dishwasher, electric oven and space for a tall fridge/freezer. There is room for a 'six seat' breakfast table. Linked by a timber upright is the dining area which currently houses a large 'twelve seat' table and chairs-perfect for dinner parties. There is a bread oven, built in cupboard (the boiler is housed here) and room for an assortment of dresser type/cabinet furniture here.

Adjoining the kitchen is a utility room and cloakroom. The utility has space for additional kitchen appliances and housing for a washing machine/tumble dryer, sink and door to the exterior; a perfect spot for storing outdoor footwear and coats from muddy walks or working in the garden. The cloakroom has a WC and window out for added light and ventilation.

On the first floor are three bedrooms (master with en-suite) and family bathroom. The master bedroom is a good sized double with side aspect feature window, front aspect overlooking the garden, ornate fireplace with cast iron insert and its own en-suite facilities. The en-suite has a corner bath with shower over, WC, bidet and hand basin. Bedroom two is a lovely sized double overlooking the garden with fireplace that is currently capped off and plenty of room for an assortment of bedroom furniture. Bedroom three is a single currently set up with a large bunk bed and built in cupboard storage. The family bathroom has a bath with shower over, hand basin, WC and roof light. There is a sizeable loft space for storage located between the family bathroom and bedroom three with access via a pull down ladder.

On the second floor is a landing (currently set up as a single bedroom) and bedroom four with en-suite. The landing delights in being amongst the eaves of this timber frame home and boasts a strong timber Apex with velux roof light inserted and a built in cupboard for storage. This would make a great hobby space or additional bedroom space. Adjoining is bedroom four which mirrors the landing space with velux window and spaces amongst the timber struts for beds to be placed. The vendors currently have a double and one single bed set up in this space. It benefits from having its own en-suite facilities to include: bath with shower over, WC, hand basin and velux roof light. This top floor could become an impressive master bedroom suite if otherwise desired.

Garden & Parking
A wooden gated entrance opens to the driveway at the front of the house where there is plenty of opportunity for parking. There is also secondary side access from the road that gives direct access to the kitchen/diner.

There is a well-maintained south facing garden terrace leading to a lawn featuring a ha-ha level with a lower croquet lawn below. From here there is a wonderful vantage point enjoying views to the western side of Hergest Ridge. Mature trees provide lovely shaded areas and frame a great profusion of daffodils and bluebells that arrive in the spring. Beyond is a wilder natural garden with the Gladestry brook running through featuring a lovely willow tree on the banks The plot size is circa 0.46 acres.

There is a garden store with ample room for a garage (planning permission was previously granted in 2005 for a double garage that has now lapsed but a re-application could be made PR 287607).

Services
Mains electricity and water. Private drainage. Oil central heating.
Tenure: Freehold
Powys Council Tax Band F

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 22 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
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
Detached residence positioned within the heart of the village of Gladestry. The village is an attractive rural village lying on the Offa's Dyke National Trail close to the border with England at the end of Hergest Ridge, and south of the large moorland area of Radnor Forest. It has a fine medieval church, which is a Grade I listed building of exceptional national, architectural and historical importance, an active village hall, a good local pub, The Royal Oak, and village school. The nearby market town of Kington (some 5 miles over the border in Herefordshire) and the book town of Hay-on-Wye (around 10 miles to the south) both offer a wonderful range of independent shops, cafes and businesses. The towns of Presteigne, Brecon, Ludlow, Leominster and Llandrindod Wells are also within easy reach, as well as the city of Hereford, are all between about 25-45 minutes' drive away.

What3words
What3words:///barbarian.corals.drama

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Agent's Note
The next door neighbour has right of way over the driveway owned by Church House

DIRECTIONS
From Leominster take the A44 to Kington. Stay on the A44. Take the B4594 signposted Burlingjobb and Dolyhir and head to Gladestry. On entering Gladestry, pass the Royal Oak and Church House can be found on you left hand side.






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