

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A MOST ATTRACTIVE DETACHED FAMILY HOME OCCUPYING A DELIGHTFUL RURAL POSITION ON THE OUTSKIRTS OF LEOMINSTER SURROUNDED BY OPEN COUNTRYSIDE AND OFFERING EXTREMELY WELL PRESENTED ACCOMMODATION COMPRISING TWO RECEPTION ROOMS, OPEN PLAN DINING KITCHEN, UTILITY ROOM, THREE DOUBLE BEDROOMS (ONE EN SUITE), FAMILY BATHROOM, GENEROUS PARKING, DOUBLE BAY CARPORT, LARGE BARN AND GROUNDS EXTENDING TO APPROXIMATELY TWO ACRES.**

**EPC C.**

## Meadway - Guide Price £645,000

Portna Warden Lane, Barons Cross Road, Leominster, Herefordshire, HR6 8RS

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# Meadway

## Location & Description

Meadway is situated on the outskirts of the market town of Leominster surrounded by delightful open countryside. The town offers a wide range of local amenities including shops, cafes, restaurants, supermarkets, schools at primary and secondary level, swimming pool, leisure centre, a weekly market and good transport links including a railway station with connections along the Manchester to Cardiff railway line.

## Property Description

Constructed in 2012, Meadway is an attractive detached family home occupying an idyllic position surrounded by open countryside and enjoying fantastic far reaching views. The property has been built to exacting standards with due care and attention paid to all aspects. There are high quality fixtures and fittings throughout including underfloor heating on the ground floor, solid oak external and internal doors and a beautiful solid oak staircase.

Benefitting from oil fired central heating and softwood double glazing, the accommodation on the ground floor comprises a sitting room with wood burning stove, open plan dining kitchen with fitted appliances, beautifully appointed oak framed garden room, utility room and cloakroom. On the first floor a landing leads to the master bedroom with an en suite shower room, two further double bedrooms and a family bathroom.

Meadway is located at the end of a no through lane, the majority of which has recently been resurfaced with tarmac. The property is accessed by a gated entrance leading to a generous area of parking. There a **DOUBLE BAY CARPORT** and a **LARGE BARN**, offering superb storage facilities with potential for further uses.

The property enjoys a wrap around garden mainly laid to lawn with an adjoining **PADDOCK**. The grounds in total extend to approximately **TWO ACRES**.

The accommodation with approximate dimensions is as follows:

**Canopy Porch** Oak framed canopy porch with solid oak entrance door.

**Sitting Room 5.71m (18ft 5in) x 4.49m (14ft 6in)** Enjoying a sunny south facing aspect with front and side facing windows affording fantastic far reaching views across the surrounding open countryside. Recessed spotlights. Feature inglenook fireplace with wood burning stove, oak mantle, slate hearth. TV point. Solid oak flooring and matching skirting boards. Stairs to first floor with under stairs storage cupboard. Door to

**Open Plan Dining Kitchen 8.24m (26ft 7in) x 4.13m (13ft 4in)** Fantastic open plan dining kitchen, ideal for family gatherings and entertaining.

**Kitchen Area** Fitted with a comprehensive range of wall and floor mounted units with granite work surface over, inset sink with bevelled drainer and matching granite upstands. There are a range of appliances including a **DISHWASHER**, induction **HOB** with cooker hood over, combination **MICROWAVE/GRILL/OVEN** and second separate **OVEN**, American style **FRIDGE FREEZER**. Rear facing window. Recessed spotlights. Ceramic tiled floor continuing into





**Dining Area** Side facing window. Recessed spotlights. TV point. French doors leading to

**Garden Room 5.81m (18ft 9in) x 3.04m (9ft 10in)** Beautifully appointed oak framed garden room flooded with natural light and enjoying a wonderful outlook across the garden and surrounding open countryside beyond. Recessed spotlights. Tiled floor. Access to

**Secure Storage Room 2.40m (7ft 9in) x 2.25m (7ft 3in)** Recessed spotlights. Oak panelled walls.

**Utility Room 2.58m (8ft 4in) x 1.96m (6ft 4in)** Rear facing window. Recessed spotlights. Stainless steel sink drainer unit with cupboard below and work surface over. Space and plumbing for washing machine and tumble dryer. Door to outside. Door to

**WC** Opaque glazed window. Recessed spotlights. Extractor fan. Wash hand basin. Low level WC. Floor mounted Worcester oil fired boiler.

**First Floor Landing** Recessed spotlights. Sunlight tube. Access to loft space. Built in cupboard with shelving. Radiator. Doors to

**Bedroom 1 4.52m (14ft 7in) x 3.69m (11ft 11in)** Enjoying a dual aspect with delightful far reaching views across the surrounding open countryside. Recessed spotlights. Two radiators. TV point. Door to

**En Suite Shower Room** Suite comprising shower enclosure with thermostatic shower, vanity wash hand basin with drawers below and vanity mirror above, low level WC. Front facing window with far reaching rural views. Recessed spotlights. Extractor fan. Chrome ladder style towel rail. Shaver socket. Tiled walls. Marble tiled floor.

**Bedroom 2 3.72m (12ft) x 3.69m (11ft 11in)** Enjoying a dual aspect with delightful far reaching views across the surrounding open countryside. Recessed spotlights. Radiator.

**Bedroom 3 3.25m (10ft 6in) x 3.10m (10ft)** Front facing window enjoying a pleasant outlook overlooking the garden. Recessed spotlights. Radiator.

**Bathroom** Suite comprising panel bath with shower over and shower screen, vanity wash hand basin with drawers below and vanity mirror over, low level WC. Side facing window. Recessed spotlights. Extractor fan. Chrome ladder style towel rail. Shaver socket. Tiled walls. Tiled floor.

### Outside

Meadway is approached by a gated entrance leading to a sweeping gravelled driveway providing a generous area of parking with turning area. There is an open **DOUBLE BAY CARPORT** with an adjoining **LOG STORE** and a large agricultural **BARN** (60'5" x 29'9") with electronically operated roller doors. The barn has power, light and water connected.

**Grounds** Meadway enjoys a wonderful wrap around garden mainly laid to lawn interspersed with mature trees and bordered by hedging. There is a colourful array of plants and shrubs and several fruit trees including plum, damson and apple. A paved patio area lies to the front of the property and provides the perfect setting to enjoy views of the surrounding open countryside.

There is an adjoining area of **PADDOCK** and a small orchard planted with apple, pear and papple trees. There is a rainwater fed pond with a further seating area.

### Agents Note

There is a public footpath which cross a small section of the driveway and the adjoining paddock.

## Directions

**What3Words: improvise.haggis.ends**

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.



## Services

We have been advised that mains electricity and water are connected to the property. Heating is oil fired with underfloor heating throughout the ground floor. Drainage is to a private system. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

**Viewing** By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

**Council Tax** COUNCIL TAX BAND "E" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

**EPC** The EPC rating for this property is C (73).

GROUND FLOOR  
949 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



OUTBUILDING  
1393 sq.ft. (129.4 sq.m.) approx.



TOTAL FLOOR AREA : 2965 sq.ft. (275.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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