

# AMBERLEY

£560,000



**“Contemporary living with a modern feel”**

Leinthall Starkes, Herefordshire

This stylish, recently-constructed ECO home occupies a true “edge of village location” in north Herefordshire’s beautiful Leinthall Starkes, and benefits from an intuitive, open-plan design, generous spaces, superb views and green technologies ensuring low household running costs.

- Beautifully designed ECO home
- Air source heat pumps
- Underfloor heating
- Open plan layout
- Great views
- Backing on to open countryside
- 3 bathrooms
- Ample parking



If you are searching for contemporary living with a modern feel, Amberley has it all. Still under construction warranty, there is much to love about this unique property.

Enter the front door into the entrance space where you are instantly greeted by a sense of warmth, long sight-lines and an investment in the natural materials used in the wooden flooring and beautiful, feature central staircase.

The home's open-plan ground floor is filled with natural light and divided into thoughtfully created living zones, a cozy living area to the left and a central dining area that offers beautiful views across the garden to the countryside beyond, through triple-glazed windows.

This area flows into the kitchen, which features a large central island with an electric hob and a stylish extractor. The kitchen is equipped with an array of storage and eye-level appliances, providing an excellent space for cooking. The ground floor is completed by a utility room, a shower room and a versatile space suitable for a hobby room, study or additional bedroom.

On the first floor, the wooden staircase leads to the master suite. The bedroom offers glorious views from the dressing room and doors leading onto a railed balcony—a perfect place to relax with a morning coffee or watch the sunset. The ensuite has been designed for comfort and space, featuring a walk-in shower cubicle, separate bathtub, bidet, and WC. Two further double bedrooms and a family bathroom with bath, separate shower enclosure, WC and wash hand basin complete the upstairs.



**Outside:** To the front, privacy hedging and a sweeping driveway provide ample parking to both sides of the property and a small pathway leads through a small garden of curated, attractive shrubs to the front door. To the left, there is a lawned area and raised kitchen garden beds. The rear garden has been professionally landscaped for easy maintenance, featuring decking and a number of seating areas. There is also a useful garden shed for storage.





**Area:** Leinthall Starkes is a small, pretty village close to the larger village of Wigmore in north Herefordshire. Wigmore has a village shop, church, village hall, two public houses and a primary and secondary school. There are great walks in the area, including the Norman ruins of Wigmore Castle. The market town and foodie-hub of Ludlow is a few miles drive away and has plenty of independent shops, cafés, restaurants, supermarkets and transport hubs.

#### At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	F
Heating:	Underfloor heating; Air source heat pumps
Services:	Mains electricity and water; private drainage.
Services charges:	Nil
Flood Risk:	Very low risk***
Covenants:	None known
Broadband:	Yes** (Superfast)
Mobile:	Yes, coverage available**

\* correct as of instruction date

\*\* Source: Ofcom

\*\*\* Gov.uk flood risk checker



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.