





# JESTER HOUSE 5 OLD HOP YARD

## BRIERLEY, LEOMINSTER HR6 0RN

**Asking Price £525,000**

**FREEHOLD**

Jester House is a superb modern detached three bedroom with three en-suite family home situated in the small hamlet of Brierley set approximately 2 miles south of Leominster & 10 Miles north of Hereford offering fantastic countryside living with views of rolling countryside but within easy reach of amenities. The property which has been finished to a high standard throughout with underfloor heating to the ground floor, three double bedrooms, all with en-suites, immaculately fitted kitchen & bathrooms and spacious living accommodation. There is a double garage with double width driveway and a good sized low maintenance rear garden. The property is being sold with no onward chain and offers ideal family accommodation.

Flint & Cook

# JESTER HOUSE 5 OLD HOP YARD

• Modern detached house • Rural location 2 miles South of Leominster • Double garage, driveway parking & good sized garden • Three bedrooms, three en-suites • Sold with no onward chain • Ideal home for families or those downsizing





### Dining Area & Kitchen

This airy kitchen and dining area stretches to a maximum of 6.09 by 5.46 metres (20'0" by 17'11"). It features a central island with a white countertop and grey cabinetry, complemented by matching units and integrated appliances along one wall. Double doors open out onto the garden, flooding the space with natural light and offering easy access for outdoor dining or relaxation. The room has light tiled flooring and a neutral palette, creating a fresh and welcoming environment suitable for both cooking and entertaining.

### Reception

Spacious and bright, the reception room measures up to 6.09 by 4.36 metres (20'0" by 14'4") and offers a cosy feel thanks to the built-in fireplace set into a clean, white wall. With large windows and a door leading to the outside, this room enjoys plenty of natural light. The neutral decor and tiled flooring provide a blank canvas to furnish and personalise the space as a comfortable living area.

### Utility

A practical utility room measuring 2.19 by 1.94 metres (7'2" by 6'4"), accessible from the dining area. This space is ideal for laundry and additional storage needs, keeping the kitchen and living areas clutter-free.

### Hallway

The hallway provides an inviting entrance with access to the cloakroom, kitchen, and reception. It is finished with light flooring and wood-toned doors that add warmth to the neutral palette. A staircase leads to the first floor, and there is a cloakroom with modern tiling and fittings under the stairs.

### Principal Bedroom

This well-proportioned principal bedroom measures up to 6.09 by 4.36 metres (20'0" by 14'4") and benefits from an en-suite bathroom. The room is bright and spacious with carpeted flooring and a neutral decor, offering a peaceful retreat at the rear of the house with garden views.

### Bedroom 2

Bedroom 2 provides a comfortable double space measuring up to 3.82 by 3.19 metres (12'6" by 10'6") at its maximum. It features carpeted flooring, neutral walls, and an en-suite bathroom with modern tiling and fittings. A window allows for natural light and views to the outside.

### Bedroom 3

Bedroom 3 is a slightly smaller double, measuring 4.12 by 2.78 metres (13'6" by 9'1"), with carpeted flooring and neutral decoration. It also benefits from an en-suite bathroom, making it a private and comfortable space ideal for guests or family members.

### Landing

The first-floor landing is bright and carpeted, providing access to all bedrooms and bathrooms. It offers a practical transitional space with natural light and neutral

decor, maintaining the welcoming feel throughout the home.

### Cloakroom

Comprising a modern cloakroom, this space includes a WC and washbasin with contemporary tiling and fittings, designed for convenience and style.

### Rear Garden

The rear garden is a generous, well-maintained lawn bordered by a paved patio that runs alongside the house, ideal for outdoor seating and entertaining. The garden is fully enclosed by fencing, offering privacy and a safe space for children or pets.

### Front Exterior

The exterior of this modern property showcases traditional brickwork with a pitched slate roof and double wooden garage doors. The front is complemented with neat landscaping and a driveway providing off-street parking.

### Property Services

Mains water, electricity, drainage are connected. LPG-fired central heating.

### Outgoings

Water and drainage rates are payable.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

### Tenure & Possession

Freehold - vacant possession on completion.

### 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.

### Money Laundering

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

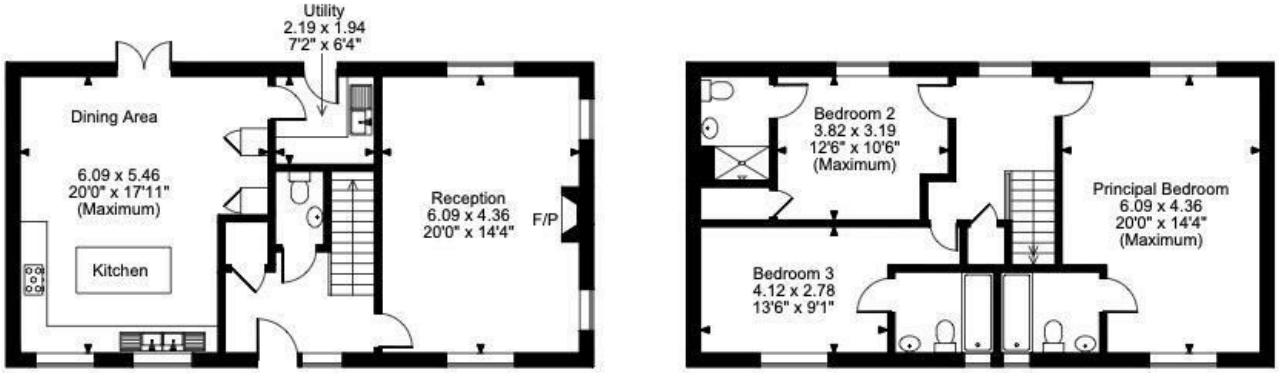
## JESTER HOUSE 5 OLD HOP YARD







Jester House, Old Hop Yard
Approximate Gross Internal Area
1593 Sq Ft/148 Sq M

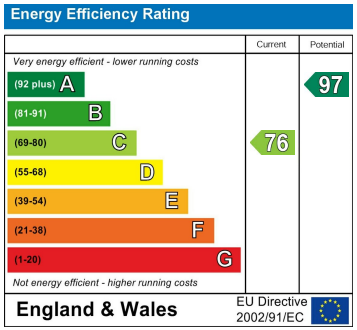



Ground Floor

First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**
The position & size of doors, windows, appliances and other features are approximate only.
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## EPC Rating: C  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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