

COBB
AMOS



Wood Park, Stoke Prior, Leominster, Herefordshire, HR6 0LF

£450,000

A spacious three bedroom detached bungalow with separate annex which would require refurbishment. The property is situated in approximately 10 acres of land with numerous outbuildings and ample parking. Benefitting from PVCu glazing and oil heating.



Introduction

Located in the North East Herefordshire and surrounded by countryside views including your own land is this spacious three bedroom bungalow and separate annex. This lovely three bedroom detached bungalow comprises entrance hall, living room, kitchen/dining room, three bedrooms, shower room, separate annex with inner hall, kitchen, living room, bedroom and plumbing for a shower room situated in 10 acres of land with numerous outbuildings.

Property description

The front door opens into a light hallway from which there is access to the primary rooms. The kitchen/dining room is a real heart of the home and is well stocked with wooden wall and base units. There is space for a fridge freezer, oven and plumbing for a dishwasher. The room is very light due to the double aspect windows, one of which the stainless steel kitchen sink looks out over the rear garden where you can enjoy views of the bees buzzing in the garden and the fields beyond. There is an Alpha Range cooker which provides heating and hot water for the house making this room toasty in the winter months. In addition there is space for a large dining table making it easy to entertain guests. From the kitchen there is an additional hallway which serves as a utility and has a door to the side of the property, there are built in cupboards and shelves suitable to keep muddy boots and coats. There is space here for a washing machine and tumble dryer. The living room has wooden floors and benefits from a fireplace with red clay tile hearth and wooden mantle with an inset woodburner. There is a large bay window with glass french doors which lead to the garden, a great place to enjoy the Summer months with a glass of wine, reading a good book and the doors open. Bedroom one is a double and benefits from fitted wardrobes and a built in vanity with sink and has double aspect windows overlooking the pretty gardens. Bedroom two is a double with double aspect windows to the front and has space for storage. Bedroom three is a good sized single and would make a perfect office or children's bedroom with a view to the side. The family shower room has a white three piece suite with shower cubicle, a heated towel rail and has part tiled walls.

Annex

The Annex would be perfect for an elderly relative or noisy teenager. This does need refurbishing. The kitchen has a single drainer sink and window to the side. The inner hall has space and plumbing for a washing machine. The living room is of good size with double aspect windows and a night storage heater. The bedroom is a double with patio doors to the side and exposed brick wall. The shower room has a window to the rear and there is plumbing for a hand was basin and wc.

Garden

The garden is approached by a long gravelled driveway and is flanked by lawn and mature trees leading up to the house. The gardens wrap around the house, a path from the side leads to the rear garden where stone steps rise to a pond surrounded with pretty flowers and shrubs. Following the path to the side is a large area laid to lawn with mature trees and shrubs.

Land

The land is all down to pasture and is well fenced and in three paddocks noting that one is quite a steep bank running up to the golf course. There are a number of mature trees of which include Ash, Oak, Birch and Holly. There is good concrete access to the yard and this lies immediately behind the annex for convenience.

Outbuildings

Building one (21.5m x 5.4m)
former poultry building of asbestos clad over metal frame with concrete floor which sits at the bottom of the garden with a sliding door and electricity connected.
Building two (7.2m x 3.35m)
Timber clad under a galvanised iron roof and comprises the first bay of the workshop with concrete floor and a window to the front. A further former calf cot to the back formerly used as pig cots.
Building two (16.6m x 8m overall)
Timber barn with a sliding door and a pair of swinging doors with a second sliding door into a separate bay, concrete floor, part block part timber sides and galvanised iron roof used for machinery storage and workshops with a small area for an outside WC and wash basin.
Gate through from the garden area to the field with a concrete yard and further farm buildings in an L-shape with the first part being:-
Poultry building (3.6m x 4.4m) Mono-pitch building with front and side door.
Building three (3m x 4.3m) A further single bay machinery store through a gate.
Building four (9m x 5.1m) Mono-pitch two bay barn with concrete floor throughout.
Building five (3.9m x 9m) Separate sheeted door, water tank, former cattle housing with feed barrier to front.
Building six (5.2m x 9m) A further mono-pitch building with cattle feed barriers with part opened front, sheeted side doors used as a fodder store and feed passage but suitable for other uses.

Services

Mains electricity.
Private water (borehole) and drainage (septic tank).
Oil heating.
House: Council Tax Band D
Annex: Council Tax Band A

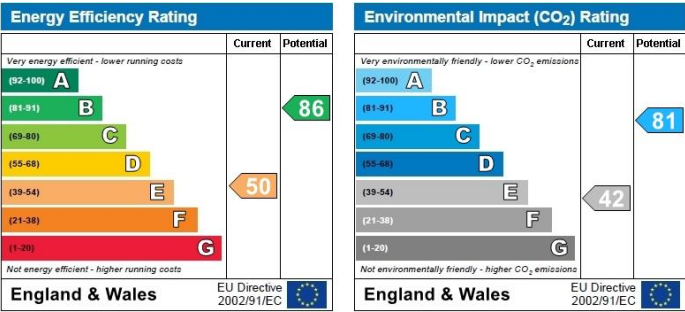
Agents notes

The land is subject to an Uplift clause.

Location

The property is located on the outskirts of the pretty village of Stoke Prior with Leominster Golf Club just a stroll away. The property lies approximately 2.5 miles from the market town of Leominster, offering a wealth of local and national shops, primary and secondary schooling, railway station plus a comprehensive range of leisure facilities. The Cathedral City of Hereford is approximately 10 miles distant offering a further wealth of shopping, recreational and educational facilities.

Energy Performance Graphs



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR)
We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.
MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale

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Stoke Prior
Leominster
Herefordshire
HR6 0LF

Summary

- Large kitchen/dining room
- Three bedrooms
- Double glazing
- Separate annex
- Outbuildings
- Approx 9 acres

Call Leominster 01568 610310

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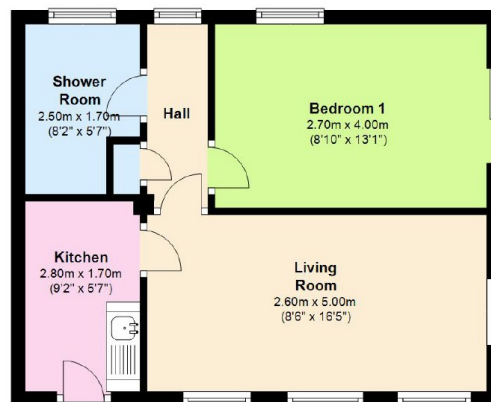
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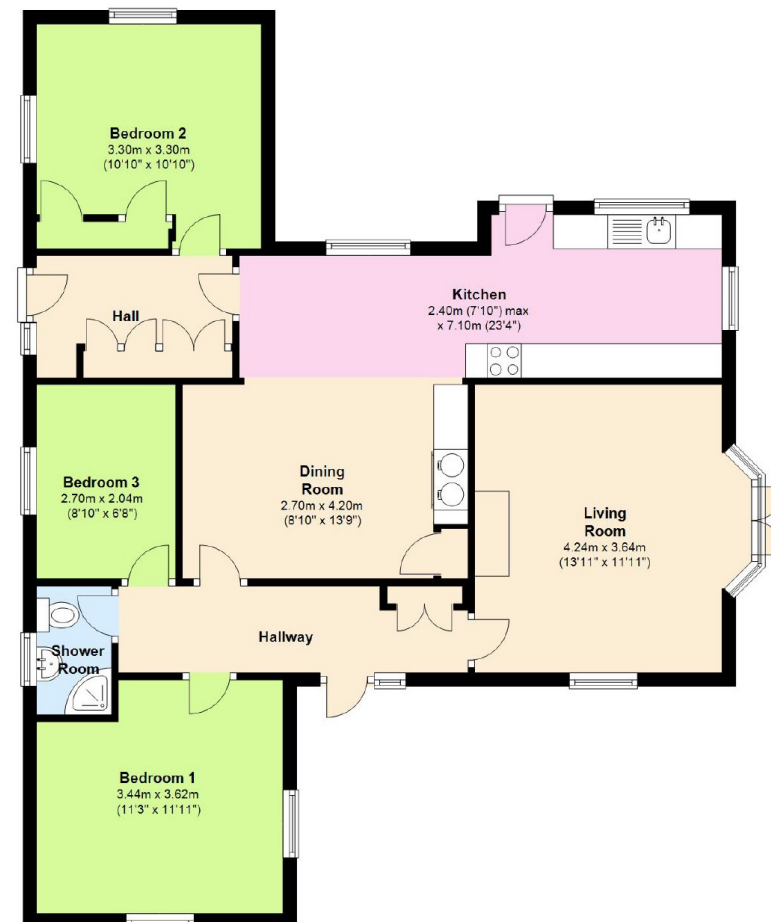
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Ground Floor

Approx. 87.1 sq. metres (937.3 sq. feet)



Total area: approx. 87.1 sq. metres (937.3 sq. feet)