



Stone House, Upper Ivington, Leominster, Herefordshire HR6 0JP



Sunderlands
Residential Rural Commercial



**Stone House,
Upper Ivington,
Leominster,
Herefordshire
HR6 0JP**

Summary of Features

- Individual detached stone cottage
- Significantly extended
- 4 Bedrooms, 5 Reception Rooms
- Delightful gardens and garaging
- Off quiet country lane
- Gardens & paddock in total 0.7 acre

Asking Price £620,000

A detached stone cottage, which has been significantly extended, set in rural north Herefordshire off a country lane. This individual home is being sold with no ongoing chain and offers good sized accommodation arranged over two floors and enjoys character and good sized rooms. The property is oil-fired central heated having five reception rooms with Kitchen/Breakfast Room, 4 Bedrooms, En Suite Shower and Family Bathroom.

The gardens and paddock are a particular feature, being delightfully private and extending in total to about 0.7 of an acre. The garden area comprise lawn, sun terrace, flower beds and shrubs interspersed with mature trees and a pond. There is an adjoining paddock/orchard. A drive provides parking for a number of cars with two useful timber garages. There are views, particularly to the front, over farmland.

Situation:

Set along a quiet country lane in rural north Herefordshire between the Towns of Leominster, Hay on Wye and the City of Hereford. Leominster is only a short distance along country lanes and offers main facilities including shops, cafes, educational and leisure facilities as well as good road links and railway to Hereford and Worcester.

Outside:

The property is approached, to the side, along a green lane to private five bar gate and the property. There is a wide turning parking area and in turn gives access to the garaging and also the grounds. There are two detached timber Garages, one with a Shed to the side.

The gardens and paddock are a particular feature of the property, being nicely private and in total extending to about 0.7 of an acre. The gardens are well stocked with shrubs and flowers as well as mature trees, lawn, wild areas, shaded seating area

and a pond with circulating stream of water. Adjoining is a paddock/orchard with variety of trees, a polytunnel and fruit cage. It is the sort of garden that would attract an abundance of flora and fauna.

Tenure:

Freehold.

Services:

Mains electricity and water. Private drainage. Oil-fired central heating.

Agent's Notes:

The property is accessed along a green lane/footpath and we would assume there are full rights of access to the property. It would be advisable if buyers clarify any rights.

Directions:

Leave Hereford on the A4110 as if going towards Canon Pyon. Proceed through the village and Bush Bank and continue for a further 2 miles, taking the right turn at the top of the bank (signposted Hyde Ash). Follow the country lane for about a mile, where the property will be seen on the left hand side as denoted by the Agent's for sale board.

What3words:

gasp.encodes.bulk

Anti Money Laundering:

The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.









Sunderlands

Hereford Branch

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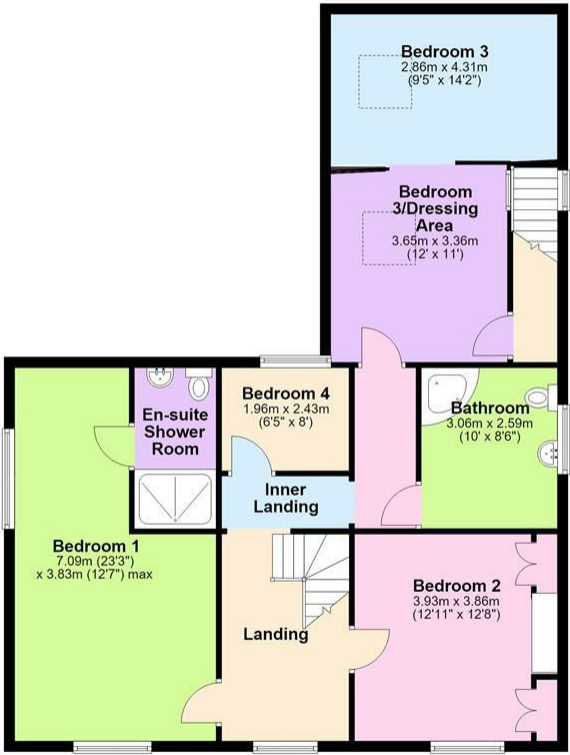
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Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.