



The Cottage, Priors Frome, Hereford HR1 4EH

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The small hamlet of Priors Frome is set amongst some Herefordshire most beautiful countryside offering some of the most stunning westerly directional views towards the black mountains. Nearby is the village of Mordiford which offers a primary school, church and a local village pub.

£595,000



Situation and Description

Its location is nestled between Hereford City being only roughly six miles away, and approximately nine miles to the beautiful market town of Ledbury and with Ross on Wye's catchment to the M50, this hamlet would suitably be desirable for those who want the essence of countryside but wish to commute.

OVERVIEW

Pleasantly located in an elevated position, this original half timbered property has been substantially extended in recent years to now provide a four bedroom, three bathroom accommodation which is currently being used as a dual family residence. Outside there are substantial gardens and grounds extending to something approaching 1.5 acres, a large workshop, summer house, plus separate studio annex. The property does require some completion touches to finalise some unfinished projects, but is ideal for any purchaser who wishes to make their own mark on what is a very substantial rural property.

In more detail the property comprises:

Entrance Porch

Oak front door leads to:

Sitting Room

4.13m x 4.24m (13' 7" x 13' 11")

Having feature fireplace with wood burning stove and oak mantle over, a wealth of wall and ceiling timbers, and door to the outside.

Access to:

Dining Area

4.25m x 3.24m (13' 11" x 10' 8")

Having wall and ceiling exposed timbers, and window to side.

Step down to:

Kitchen

6.36m x 3.24m (20' 10" x 10' 8")

Fitted with a range of traditional units comprising hardwood working surfaces over, having a ceramic sink, storage beneath, integrated dishwasher, pantry unit with shelving, space for American style fridge, further pantry shelving to the side, range of eye level wall cupboards, dresser type unit to one end, space for range style cooker, ceramic tiled floor, two large vertical radiators, french style doors opening to rear raised patio area and garden with beautiful views across the Herefordshire countryside.

Utility Area

3.11m x 2.31m (10' 2" x 7' 7")

With single drainer sink unit with drawers and cupboards below, laminated working surface, space and plumbing for washing machine, boiler cupboard housing the Worcester gas fired combination boiler serving domestic hot water and central heating and door giving direct access to the outside and onto the patio.

Downstairs cloakroom

With white suite incorporating a low flush WC, wash hand basin with mixer tap, extractor fan and tiled floor.

Stairs from the dining area lead to:

FIRST FLOOR

Bedroom 1

4.67m x 3.49m (15' 4" x 11' 5")

Having a wealth of exposed wall and ceiling timbers, radiator, ceiling downlighters, and dormer window with outlook to the front, and further window with outlook to the side.

Personal door to:

Inner Landing Area

3.21m x 2.89m (10' 6" x 9' 6")

This area was originally intended to connect to the other adjoining annex to this property which could be done if so desired by an incoming purchaser.

Having dormer window.

Door to:

Bedroom 2

4.53m x 4.34m (14' 10" x 14' 3")

Being of a good size and having a wealth of original exposed wall and ceiling timbers, dormer window with outlook to the front, inset ceiling downlighters, and radiator.

Door to:

En-Suite Bathroom

With claw and ball lady roll top bath with telephone style mixer tap over, pedestal wash hand basin, low flush WC, large walk in fully tiled shower cubicle with Bristan electric shower, ceramic tiled floor, heated towel rail, and dormer window with outlook to the open countryside through the garden and paddock.

From the inner hall door leads to:

Family Bathroom

With free standing bath with large shower attachment over, large walk-in shower with fitted shower, glazed screen and tiled splash back, low flush WC, ceramic tiled floor and dormer style window.

Personal access from the ground floor kitchen area leads to:

SECOND PART OF THE PROPERTY

Hallway

Access through to:

Kitchen/Living/Family Area

3.93m x 7.13m (12' 11" x 23' 5")

The kitchen area is fitted with a nice traditional cream range of units comprising a Belfast style sink with storage beneath, hardwood working surfaces with a full range of cupboards and drawers below, 4 ring ceramic hob with extractor canopy over and tiled splash back, built-in double oven with storage above and below, pantry cupboard, and slimline integrated dishwasher.

Living Area with radiator, power points, ceiling downlighters, and french style doors opening onto patio area.

Stairs from the hallway lead to:

FIRST FLOOR

Landing

With large skylight, and large glass window to front aspect.

Door to:

Bedroom 3

2.87m x 3.95m (9' 5" x 13' 0")

With radiator, power points, double glazed window with outlook to rear garden and orchard.

Bedroom 4

3.94m x 2.18m (12' 11" x 7' 2")

With radiator, and double glazed window to the front aspect.

Shower Room

Having corner shower with tiled surround and glazed folding doors, pedestal wash hand basin, low flush WC, and pull light switch.

OUTSIDE

The property is approached from the front where there is a hardstanding area providing ample carparking for numerous vehicles plus storage for trailers etc, access from this area leads directly to the studio and the front garden is laid to lawn with ornamental shrubs and a paved path leads up to the front door. There is access down both sides of the property with leads to the substantial rear garden extending in all to approximately 1.25 acres. To the one side of the garden area there is a large timber workshop, and summer house. The more formal gardens then lead directly off the property where there is a large raised patio area with steps leading down onto a further garden where there are a selection of ornamental trees and this in turn leads down to the orchard area, bounded by mature hedging and having outstanding views across the surrounding open countryside and at the far end of the orchard area there is a gateway giving access onto the roadway.

Large Timber Workshop

Having power and light, currently being used as a workshop/store area which subject to necessary regulations could be further developed.



Studio

Approached from its own patio area and private lawned garden area directly to the front, boundaried by timber slatted fencing and ornamental stone walling to one side and is completely independent from the main property.

Comprises:

Glazed door gives access to:
Kitchen/Living/Family Area; 6.98m x 4.01m (22' 11" x 13' 2")

Kitchen Area:

Nicely fitted with a range of modern units comprising a single drainer sink with storage beneath, integrated fridge freezer, small breakfast bar area, double base unit with storage beneath, 4 ring ceramic hob, built-in double oven below, and eye level store cupboards.

Living Area:

With a further door giving access to outside, and radiator.

Stairs from the living area gives access to:

Mezzanine Bedroom Area;

With restricted head height.

Approached off the kitchen is a:

Shower/Utility Room

Shower Area:

Having corner shower, vanity wash hand basin with enclosed WC to the side, and ladder style radiator/towel rail.

Utility/Dressing Area:

With radiator, hanging rail, space and plumbing below for washing machine, and houses the Worcester gas fired central heating boiler serving domestic hot water and central heating just for the studio.

Directions

From Hereford City proceed east onto A438 Ledbury Road, turn right onto B4224 Eign Road which in turn goes onto Hampton Park Road, and after approximately 3 miles and upon entering Mordiford turn left towards Dormington, after approximately one mile turn right onto Larpport Lane, turn left onto Sufton Lane and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///chess.unzipped.mailer

Services

Mains electricity, water and gas. Private drainage.

Tenure

Freehold



Large Summer House

Kitchen Area: 3.0m x 4.69m (9' 10" x 15' 5")

Having single drainer sink, working surfaces and cupboards.

Living Area:

Having double french doors opening onto verandah.

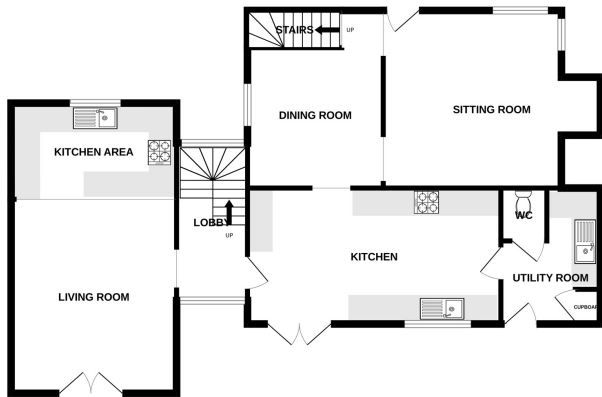
Access leads to:

Occasional bedroom area: 3.34m x 2.87m (10' 11" x 9' 5")

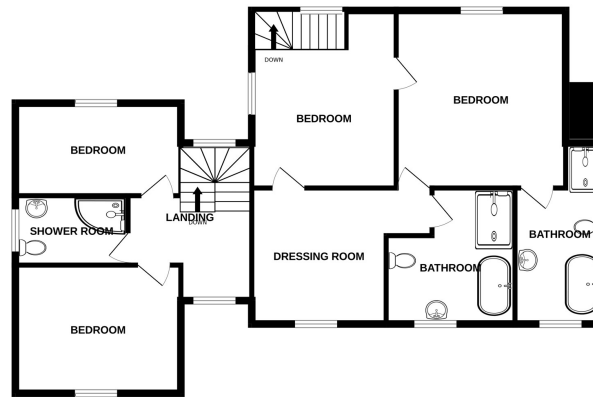
Small Shower Area:

With wash hand basin, WC and this area does require further attention to be in full working order.

GROUND FLOOR
1006 sq.ft. (93.5 sq.m.) approx.



1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA: 2009 sq.ft. (186.7 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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