

FOR
SALE



The Lilacs, Elms Green, Leominster, Herefordshire HR6 0NS

£695,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Pleasantly situated within easy reach of both Hereford and Leominster, an impressive and highly spacious, detached country home offering ideal family accommodation. The property which is in excellent decorative order throughout has the added benefit of oil fired central heating, generously sized living accommodation, a range of out buildings, parking, extensive gardens and grounds extending to nearly 4 acres and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Impressive & spacious detached country home*
- *3 receptions, kitchen/utility & cloakroom*
- *4 bedrooms & 2 ensuite shower rooms*
- *Gardens & grounds extending to nearly 4 acres*
- *Double garage & further range of outbuildings*
- *Viewing essential*



ROOM DESCRIPTIONS

Entrance Porch

With double glazed windows, panelled ceiling and partially glazed door through to the

Spacious Reception Hall

With laminate flooring, a wealth of exposed beams, double glazed window to the front aspect, radiator, carpeted staircase to the first floor, feature fireplace with earth, display mantle and wood burning stove, door to the

Study

With laminae flooring, double glazed window to the front aspect, a wealth of exposed timbers, radiator, partially exposed stonework, display recess, spotlighting.

Dining Room

With laminate flooring, recessed spotlighting, radiator, double glazed double French doors to the rear patio and garden, useful under stair store cupboard, doors through to both the lounge and kitchen and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splashback, radiator, tiled floor, double glazed window and recessed spotlighting.

Lounge

A superb light and airy room with fitted carpet, 2 radiators, recessed spotlighting, exposed beams, double glazed windows to the front and side aspects, double glazed double French doors to the rear patio and garden, corner fireplace with hearth, display mantle and wood burning stove.

Kitchen

With 1 1/2 bowl sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with splash backs, tiled floor, double glazed windows to the side and rear enjoying a pleasant outlook across the rear garden, recessed spotlighting, a range of integrated appliances including a double oven, induction hob with extractor hood over, dishwasher, space for refrigerator, radiator, partially glazed door to the

Side Porch/Utility

With a single drainer unit with mixer tap over, wall and base cupboards, work surfaces with space and plumbing below for automatic washing machine, tiled floor, radiator, double glazed window and door overlooking the garden.

Lounge

An impressive room with fitted carpet, 2 radiators, exposed beams, recessed spotlighting, double glazed windows to the front and side aspects, feature corner fireplace with hearth, display mantle and wood burning stove and double glazed double French doors opening onto the rear patio and garden.

First Floor Landing

With fitted carpet, radiator, access hatch to the loft space, glazed side window and door to

Master Bedroom

An impressive room with fitted carpet, double glazed windows to the front and side aspects, ample space for bedroom furniture, recessed spotlighting and door to the

Dressing Room

With fitted carpet, radiator, double glazed window enjoying a fine outlook, space for wardrobes.

Ensuite Shower Room

With a stylish suite comprising shower cubicle, WC, wash hand basin, feature flooring, recessed spotlighting, radiator, double glazed window.

Bedroom 2

With fitted carpet, radiator, double glazed window enjoying a fine outlook and door to the

Ensuite Shower Room

With a suite comprising a shower cubicle, wash handbasin, WC, radiator, double glazed window.

Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect and exposed timbers

Bedroom 4

With fitted carpet, radiator, double glazed window to the front aspect.

Bathroom

With panelled bath with glazed screen and shower attachment over, wash hand basin, WC, radiator.

Outside

To the front of the property bespoke double gates open onto an extensive brick paved driveway providing ample off road parking facilities leading up to the

Detached Double Garage

With twin opening doors, power and light points, ample storage space and personal door to the rear.

The extensive landscaped gardens to the front, side and rear of the property are attractively laid to lawn and planted with shrubs and flowers and well enclosed to maintain privacy. There is an ornamental fish pond, large paved patio area with a further area laid to scalplings at the side, perfect for BBQs and entertaining and a covered, bespoke timber gazebo lending itself to a hot tub.

From the driveway there is a further drive providing additional parking and access to the detached garden outbuilding which again offers a very flexible potential living space. A gate then opens onto an extensive paddock.

The large gardens and paddock extend to nearly 4 acres and form a special feature of the property and really must be seen to be fully appreciated. There is access from the rear garden to the

Detached Garden Studio

A flexible space ideal as a home office/gym/studio or garden retreat with power and light points, ample storage, side windows and a decked area to the front.

Agent's Note

The property suffered from some water ingress in 2007, the current owner informs us that certain measures have been put in place with a view to stopping this happening again. Any potential buyer to carry out their own research and due diligence before proceeding with a purchase.

Services

Mains water, electricity, private drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band E - £3,132.64 payable for 2025/2026

Water rates are payable

Directions

Proceed north out of Hereford on the A49 Leominster Road, after going over Dinmore Hill turn left at the roundabout onto the old Leominster Road, after approximately 2 miles turn right into The Lilacs, directly opposite the turning to Brierley.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

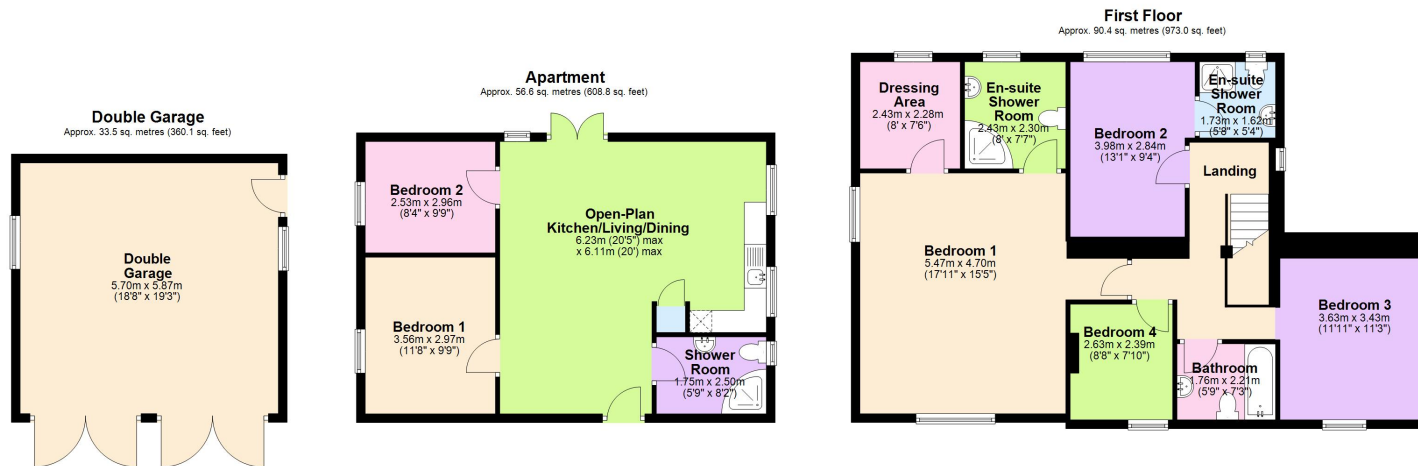
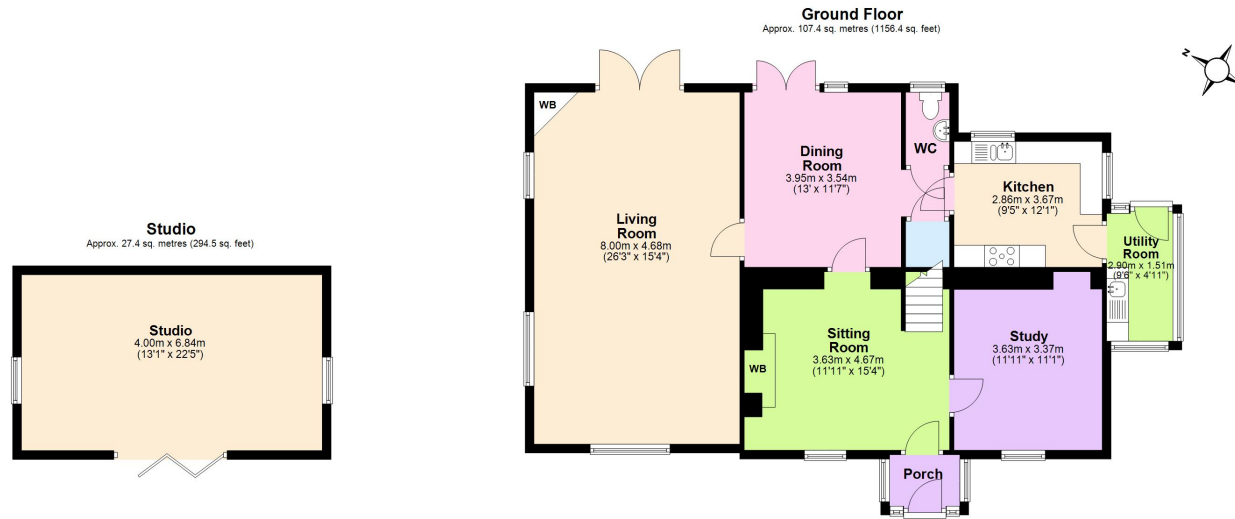
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



Total area: approx. 315.2 sq. metres (3392.7 sq. feet)
The Lilacs, Elms Green, Leominster

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			76
(55-68)	D		57	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	