



**Prior House, Stoke Prior, Leominster, Herefordshire  
HR6 0NB**

**Stooke  
Hill and  
Walshe**  
.co.uk



## Prior House, Stoke Prior, Leominster, Herefordshire HR6 0NB

4 bedroom detached, beautifully presented period stone property, with large kitchen, double aspect sitting room, cloakroom, utility, study, en-suite shower and walk-in wardrobes to master bedroom, gardens, 7 acres, stables, tack room, in and out driveway, 1.5 miles east of Leominster town.

**£750,000**



### Situation and Description

Situated on the edge of a picturesque village and having quintessential south/southwest views across some of Herefordshires picturesque countryside a substantial 4 bedroom detached period stone property comprising traditional flagstone floored entrance hall, large kitchen with electric AGA and marble working surfaces, large double aspect sitting room, study/office, cloakroom, utility, master bedroom with vaulted ceiling and en-suite shower room, 3 further bedrooms, gardens, ground amounting to 7 acres of pasture land, stables and tack room in a stable block.

The village of Stoke Prior is a delightful quiet village with a church, village hall and nearby is the Grove Golf course, bowling, and having a dining facility. With the market town of Leominster, which is approximately 1.5 miles away and offers an array of amenities to include, Doctors, dentist, supermarkets, schools, church, traditional street market on Fridays, takeaways/restaurants, train station and a bus service to Hereford City, this is a truly versatile area to live in.

### GROUND FLOOR

#### Canopy Porch

Front door leads to:

#### Reception Hall

5.24m x 4.24m (17' 2" x 13' 11")

With flagstone flooring, large radiator, and under stairs storage.

Door to:

#### Downstairs Cloakroom

With wash hand basin, low flush WC.

Part glazed door to:

#### Kitchen/Breakfast Room

3.80m x 5.36m (12' 6" x 17' 7")

Fitted with a white hi-gloss range of units, comprising large sink with

storage beneath, marble worktops with full range of drawers and cupboards below, traditional 2 oven electric AGA, large base unit to the side with granite top, ample space for large table, inset ceiling downlighters, window to the front with stunning views.

Part glazed door to:

#### Summer kitchen/Utility

2.40m x 5.30m (7' 10" x 17' 5")

With a further range of units with hardwood working surfaces, comprising single drainer sink with storage beneath, space and plumbing for washing machine, space for tumble dryer, space for cooker, further base unit with hardwood working surface over, glazed roof allowing a huge amount of light, flagstone flooring, and freestanding oil fired central heating boiler serving domestic hot water and heating.

#### Sitting Room

5.28m x 5.00m (17' 4" x 16' 5")

With feature fireplace with open grate, slate hearth, french doors opening out onto the front patio area with magnificent views, double panelled radiator, and inset ceiling downlighters.

#### Study

3.53m x 2.40m (11' 7" x 7' 10")

With large fitted study area with shelving above, large window with magnificent outlook to the front and large circular window allowing additional light from the hallway.

Stairs lead to:

### FIRST FLOOR

#### Landing

A large spacious landing with window, and exposed ceiling timbers. Adjoining and approached from the main landing area an airing cupboard with linen storage to one side, lagged hot tank, fitted immersion heater, and has a pressurised system.

Door to:

#### Master Bedroom

3.35m x 5.0m (11' 0" x 16' 5")

With ample power points.

Dressing Area:

Recessed area used as a dressing area.

Door to:

#### En-Suite Shower

With large walk-in shower with London brick surround, raindrop shower head, pedestal wash hand basin, low flush WC, heated towel rail and double glazed window with outlook and views to front.

#### Bedroom 2

4.0m x 3.37m (13' 1" x 11' 1")

With power points, exposed ceiling timber, and double glazed window to front.

#### Bedroom 3

2.67m x 3.35m (8' 9" x 11' 0")

With double glazed window.

#### Bedroom 4

3.77m x 1.91m (12' 4" x 6' 3")

With fitted single bed with storage beneath, shelving, exposed ceiling timber, double glazed window with outlook to the rear.

#### Family Bathroom

1.85m x 2.72m (6' 1" x 8' 11")

An enamelled bath with telephone style shower attachment over, London brick surround, pedestal wash hand basin, low flush WC, double glazed window with outlook to the rear.

### OUTSIDE

The property has two entrances providing an 'in and out' driveway,





comment that this ground is ideal for equestrian or similar purposes, providing ample space for those who require it. The ground rises away from the road and rising gently and does provide the facility of stunning elevated views from the top area of ground.

#### Store

3.12m x 3.15m (10' 3" x 10' 4")  
With large double doors opening onto a courtyard at the rear.

#### Stables and Tack Room

Stables: 3.6m x 3.6m (11' 10" x 11' 10")  
Tack Room: 3.0m x 3.6m (9' 10" x 11' 10")  
All on concrete flooring, power, light and water.

#### Directions

From Hereford City proceed north onto A49 towards Leominster for approximately 12.2 miles, heading thereafter towards A44 Worcester road, which is the 3rd exit off the roundabout, after 0.3 miles turn right onto Stoke Prior Road, and after 0.9 miles the property can be found on the left hands side as indicated by the Agents For Sale Board. For those who use 'What3words'///bearings.loom.brother

#### Services

Mains electricity, water are connected to the property. Private drainage. Partial oil fired central heating.

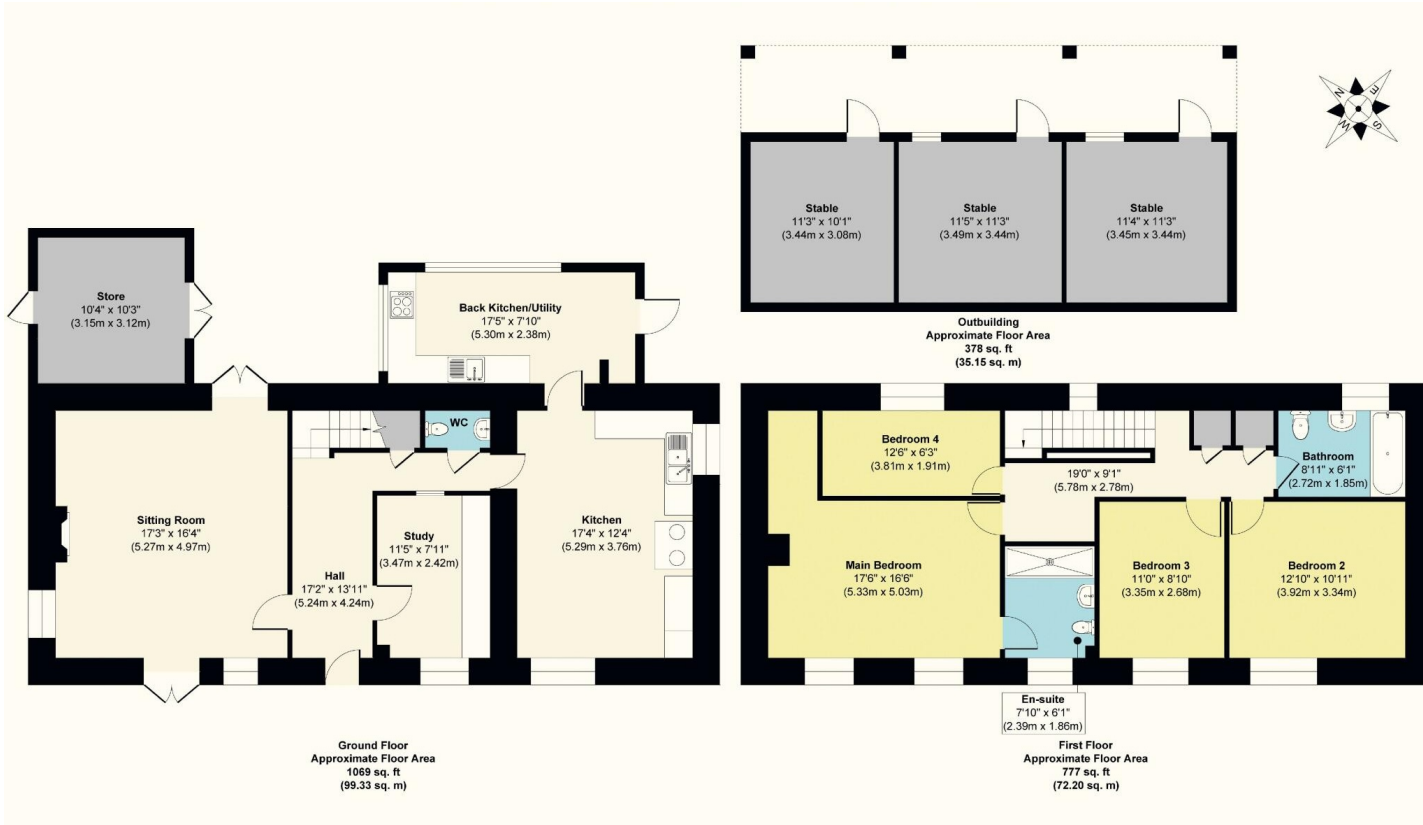
#### Tenure

Freehold



and is approached, from Stoke Prior road on the north side of the village, onto a large concrete driveway providing parking for numerous vehicles, and from here a gravelled path leads up to the front of the property with large lawned garden in front interspersed with flower and shrubby borders. Access down the side of the property leads around to the rear where there is an oil storage for central heating purposes, and at the far side there is a large garden store. From the driveway there is a separate access to the ground which surrounds the property as shown on our attached plan and just set off the driveway there is a large stable block providing two stables and tack room. Access then leads to the grounds which are currently divided into two main fields one on the lower level having a windbreak of maturing trees, both currently providing pasture land and as noted on our details extending to just under 7 acres. It would be fair to





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>38</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**MIDDESCRIPTION ACT 1967** Stooke Hill & Walshe for themselves and the vendor of this property whose agents they are, give notice that:- (1) These particulars do not constitute nor constitute any part of, an offer of contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill & Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hil & Walshe nor any person in their employment has the authority to make or give any representation or warranty, whatever in relation to this property.

8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk









8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: [hereford@stookehillandwalshe.co.uk](mailto:hereford@stookehillandwalshe.co.uk)

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: [ledbury@stookehillandwalshe.co.uk](mailto:ledbury@stookehillandwalshe.co.uk)

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)