



Perton Croft

Perton
Stoke Edith
Hereford
HR1 4HP



Perton Croft, Perton, Stoke Edith, Hereford HR1 4HP

An attractive detached Grade II Listed property, in a lovely rural location, 3 bedrooms, 3 reception rooms, large cellar, adjoining stable/tack room, lovely views and gardens extending to about half an acre.

This attractive detached period property is quietly located in the pretty hamlet of Perton which lies within the large Parish of Stoke Edith which lies between the Cathedral City of Hereford (6 miles) and the market town of Ledbury (8 miles).

There is a local bus service and amenities are available in the nearby village of Bartestree where there is a shop, public house, nursery school, primary school and the property is also in the catchment area for Bishop's secondary school and there is a local doctors surgery in Fownhope (5.5 miles) where there is also an exclusive health & leisure club (Wye Leisure).

The property is Grade II Listed and has exposed internal and external timbering and provides characterful accommodation with scope for conversion of cellar and adjoining stable/tack room and has gas central heating and mature gardens and grounds which extend to approximately half an acre.

The whole is more particularly described as follows:-

Ground floor

Entrance Porch

With quarry tiled floor and door to the

Entrance Hall

Radiator, staircase to the first floor landing and door to the

Double-width Cellar

With light, power, a window, part cobbled floor, double doors to the side, electric meter and fuseboard and with scope for conversion to additional accommodation (subject to necessary consents).

Sitting Room

Exposed timbering, open fireplace with surround, storage cupboards to either side, radiator, window to front.

Study

Radiator and window to front.

Dining Room

With an open fireplace and surround, cupboard to side with shelving, radiator, windows to front and side and door to the

Kitchen

Fitted with beech-style base and wall mounted units with hardwood worksurfaces, 1½ bowl sink unit, electric and gas cooker points, fitted dresser, radiator, quarry tiled floor, plumbing for washing machine and dishwasher, window, walk-in pantry with window and tiled floor, door to the Entrance Hall and door to the

Covered Passageway

With atrium-style ceiling, flagstone floor and door into the

Former Stable

With electric meter, full height ceiling and an adjoining tack room with former fireplace, 2 windows and door to front. The stable and tack room could be converted into additional accommodation (subject to necessary consents).

A staircase leads from the Entrance Hall to the

First floor

Landing

Bedroom 1

Radiator, feature fireplace with storage cupboards to either side, windows to front and side.

Bedroom 2

Feature fireplace, radiator, window to front and side.

Bedroom 3

Hatch to roof space, radiator, window to front.

Large Bathroom

Suite comprising enamel bath with mixer tap and shower attachment, wash hand-basin and WC, bidet, radiator, ladder style radiator, hatch to roof space, cupboard housing the hot water cylinder and newly installed Worcester Bosch gas fired central heating boiler, 2 windows to the rear.



Outside

The property stands in large gardens which extend to approximately half an acre and are mainly lawned with a variety of mature shrubs and trees including numerous fruit trees and the garden is elevated with a stone retaining wall. There is side access to the garden via stone archway and a gravelled patio area.

General information

Services

Mains water, electricity and gas are connected. Private drainage system. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E - payable 2023/24 £2622.29
Water - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Price - £575,000

Directions

From Hereford proceed towards Ledbury on the A438 and continue through Lugwardine and Bartestree and then, on the left hand bend, turn right as signposted Perton and the property is the first on the right hand side after about 1/4 of a mile.

What3words - admires.framework.firmer

Viewing

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

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

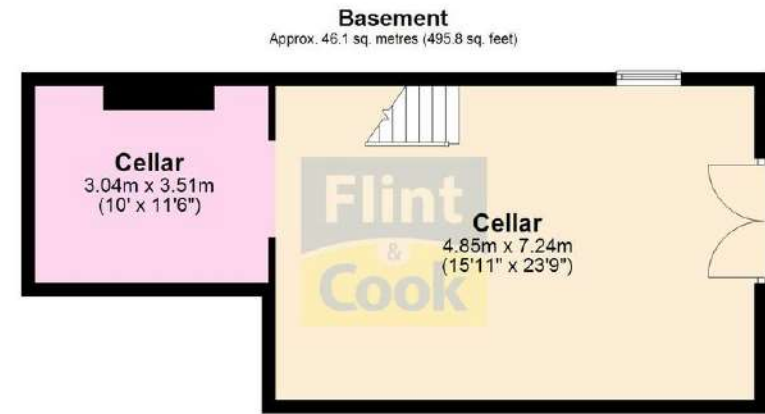
Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

JRC FC006690 October 2023 (1)







Perton Croft

Total area: approx. 200.5 sq. metres (2158.5 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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. 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.