

FOR  
SALE



The Chapel, Steensbridge, Leominster, Herefordshire HR6 0RR

£575,000 - Freehold

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## PROPERTY SUMMARY

Located in the rural hamlet of Steensbridge situated between Leominster and Bromyard this delightful 3 bedroom Chapel conversion is beautifully presented throughout and includes superb open-plan living space with bi-fold doors, 3/4 bedrooms (Master with Juliet balcony), and a wrap-around garden with stunning countryside views. The property is situated just 3 miles west of the market town of Leominster and within easy driving distance to the town of Bromyard and the Cathedral City of Hereford which all offer a range of amenities.

## POINTS OF INTEREST

- *Unique Chapel conversion*
- *Beautifully presented throughout*
- *Wrap-around garden*
- *Countryside views*
- *Off-road parking*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Large oak doors lead into the

#### Porch

Tiled flooring, recessed spotlight, radiator, 2 windows, feature brickwork and door into the

#### Open-plan Living/Kitchen/Dining Room

A bespoke fitted Kitchen with ample wooden worksurfaces, double Belfast sink, 5-ring gas hob with extractor over, electric double oven, integrated dishwasher, space for an American-style fridge/freezer, carpeted staircase leading up with useful understairs storage, recessed spotlighting, feature double glazed windows, tiled floor, door to Bathroom, door to Utility and opening up into the Living Room with wooden flooring, recessed spotlighting, radiator, air-conditioning unit and double bi-folding doors opening onto the patio area offering indoor/outdoor living with views onto open countryside.

#### Bathroom

Suite comprising panelled bath with showerhead attachment and glass screen with tiled surround, low flush WC, pedestal wash hand-basin, frosted double glazed window, wooden flooring, heated towel rail and recessed spotlighting.

#### Utility Room

Matching wall and base units, wooden worksurfaces, under-counter space with washing machine and tumble dryer, gas central heating boiler, radiator, double glazed window, tiled floor and uPVC door to the rear.

#### Impressive first floor landing space

Wooden flooring, radiator, smoke alarm, further stairs leading up and spectacular round double glaze picture window to the front aspect with beautiful countryside views. The space offers flexibility with options of office space, additional reception room, guest room or playroom etc.

#### Bedroom 1

Fitted carpet, recessed spotlighting, radiator, air-conditioning unit, Velux window and double glazed French doors leading to the Juliet balcony.

#### Bedroom 3

Fitted carpet, Velux window, radiator and air-conditioning unit.

#### Shower Room

Double width cubicle and mains fitment shower, Velux window, extractor, recessed spotlighting, low flush WC with hand-basin, heated towel rail and wooden flooring.

#### Second floor landing

Fitted carpet, recessed spotlighting and door to

#### Bedroom 2

Fitted carpet, radiator and Velux window.

#### Outside

The property enjoys a large fully wrap-around garden with a large patio area - perfect for entertaining and fully enclosed by fencing and with lovely countryside views. There is also a shared driveway with parking for several vehicles.

#### Services

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

#### Outgoings

Council tax band D - payable 2023/24 £2195.71

Water - rates are payable.

#### Money laundering regulations

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

#### Viewings

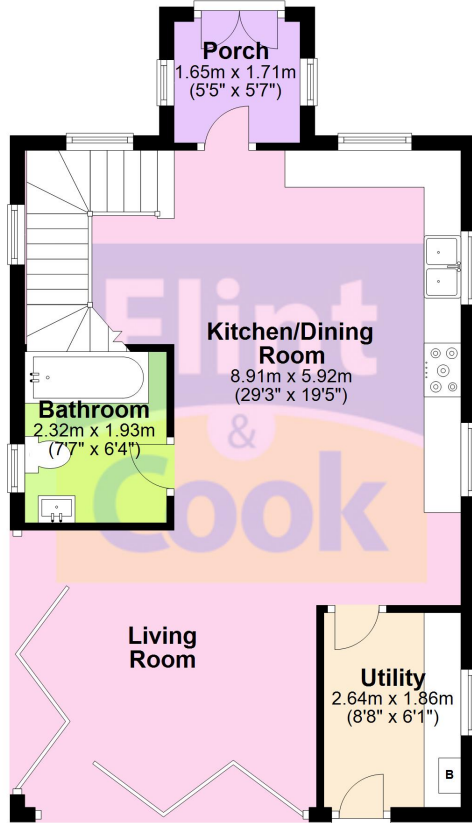
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Directions

What3words - quote.slipping.digress

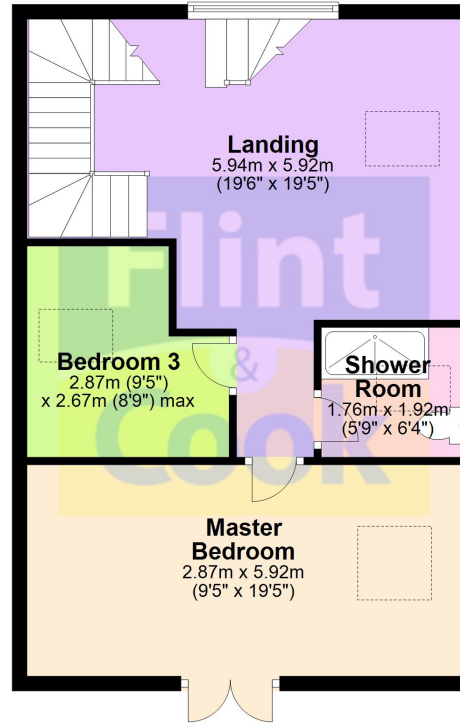
### Ground Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



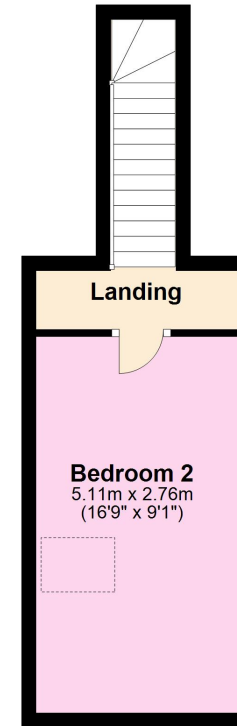
### First Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



### Second Floor

Approx. 19.6 sq. metres (210.8 sq. feet)



Total area: approx. 127.9 sq. metres (1376.2 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		74	82
England, Scotland & Wales			