



Lower Woodend, Woodend Lane, Stoke Lacy, Herefordshire HR7 4HQ

A beautifully refurbished, three bedroom, detached cottage set in an incredibly peaceful location, benefiting from, full equestrian facilities of, a ménage, stables and paddocks in a plot of approximately 4.5 acres.

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Prestige



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The property enjoys extensive gardens with established trees, shrubs and cottage garden beds with enviable views over the surrounding countryside but is found in a secure and private plot, yet with the convenience of the historic town of Bromyard approximately 4 miles away, Hereford, 11 miles away, the beautiful market town of Ledbury is only 16 Miles away with access to the M50 and Worcester, 20 miles away with the access to the M5. Conveniences include, in addition to the local supermarkets, renowned local butchers, delicatessens and distilleries. The Plough Inn can be found within walking distance of the property and there are a number of other traditional and gastro pubs/restaurants within the area. There are a number of local village schools such as, Burley Gate within three miles of the property and a variety of secondary education options, including numerous private schools.

The property benefits from excellent outriding as well as Kings Equestrian Centre and Tack Farm, providing for a variety of disciplines, within a three mile radius.

The accommodation briefly comprises: to the ground floor a porch, entrance hall with storage cupboard, fully fitted kitchen/diner with bespoke units, shower room, living room and conservatory. On the first floor are three bedrooms, family bathroom and ample storage. The property benefits from gas central heating, double glazing, garage/large shed, off road parking for several cars/horse boxes, a turning area for lorries, its own private water from a bore hole and extensive gardens adorned with established trees, shrubs and cottage garden flowers enclosed in stone wall borders and with separate decking area as well as paddocks, stables and a large ménage.

The gravelled drive leads to a decked path, where the property is entered via a partially glazed wooden door on the rear into the porch.

Porch

Window to side aspect, tiled flooring and door leading to

Entrance hall

With ceiling point, wooden flooring, stairs to first floor with under stairs storage, and full wooden back door with access to the extensive gardens.

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Shower room 2.31m x 2.70m (7'7" x 8'10")

Three piece suite comprising, a multi-jet steam shower cubicle, hand wash basin and low level WC. Multiple light points, tiled flooring, half tiled walls, radiator and window to rear aspect.

Kitchen/Dining room 4.32m x 7.23m (14'2" x 23'9")

Kitchen area

A range of bespoke base and eye level work units, set to an oak work surface. Integrated double Belfast sink with stainless steel mixer tap over, and space for free standing double oven. Spotlights to ceiling, continuation of wooden flooring, exposed beam, two windows to front aspect, and window to porch.

Dining area

Space for dining table and chairs with three light points above, exposed beam, two wall light points, radiator, window to side aspect with window seat and continuation of wooden flooring.

Living room 4.32m x 4.40m (14'2" x 14'5")

Multiple wall points, feature beams, telephone and TV point, free standing Chesney wood burner, radiator, wooden flooring, window to front aspect and double sliding patio doors to side aspect leading to

Conservatory 4.30m x 4.32m (14'1" x 14'2")

Half brick built wall with full double glazed windows and roof panels, double patio doors leading onto the decking area and single door to side aspect, and tiled flooring.

First floor

Carpeted stairs leading to first floor landing

Landing

Window to side aspect, carpet flooring, radiator, built-in storage and airing cupboard, ceiling point, and latch and brace doors leading to:

Master Bedroom 4.40m x 4.32m (14'5" x 14'2")

With ceiling point, windows to front, side and rear aspect, radiator and carpet flooring.

Bedroom Two 4.32m x 3.51m (14'2" x 11'6")

With ceiling point, carpet flooring, windows to side and front aspects, radiator, and built-in cupboard.

Bedroom Three 3.02m x 3.70m (9'11" x 12'2")

Ceiling point, radiator, carpet flooring, inset shelving and window to front aspect.

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Bathroom 2.33m x 2.70m (7'8" x 8'10")

Three piece bathroom suite comprising a bath set to tongue and groove paneling and tiled wall, low level WC and hand wash basin. Ceiling point, wooden flooring, half tongue and groove paneled walls, towel radiator, window to rear aspect.

Outside Space

The property is set within 4.5 acres of land, accommodating 2 x paddocks of roughly 2 acre size, floodlit, all-weather flexiride sand and fibre ménage of 50 x 20 Metres and sheltered stable block comprising of 4 stables, which include, automatic water drinkers and rubber matting flooring, tack room, feed room, hay store and washing facility.

From the conservatory is initially a large decked area, ideal for outside dining and entertaining, which wraps around the property. The garden is mainly laid to lawn with a stone pathway, and has a large gravelled drive bordered by a low stone wall with shrubs, trees and flowers, which leads to the West of the property accommodating further parking adjacent to the block of stables.

General Information

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate

Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements

All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure

We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings

All items not specifically mentioned within these details are to be excluded from the sale.

Services

Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Letting

If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

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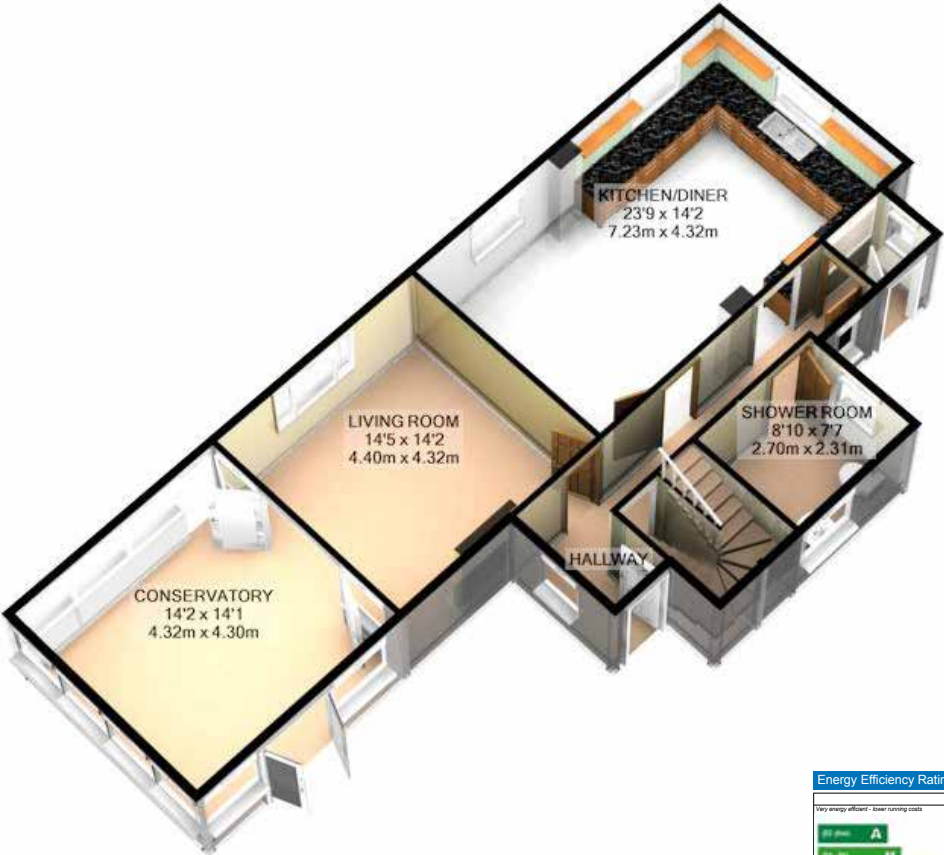
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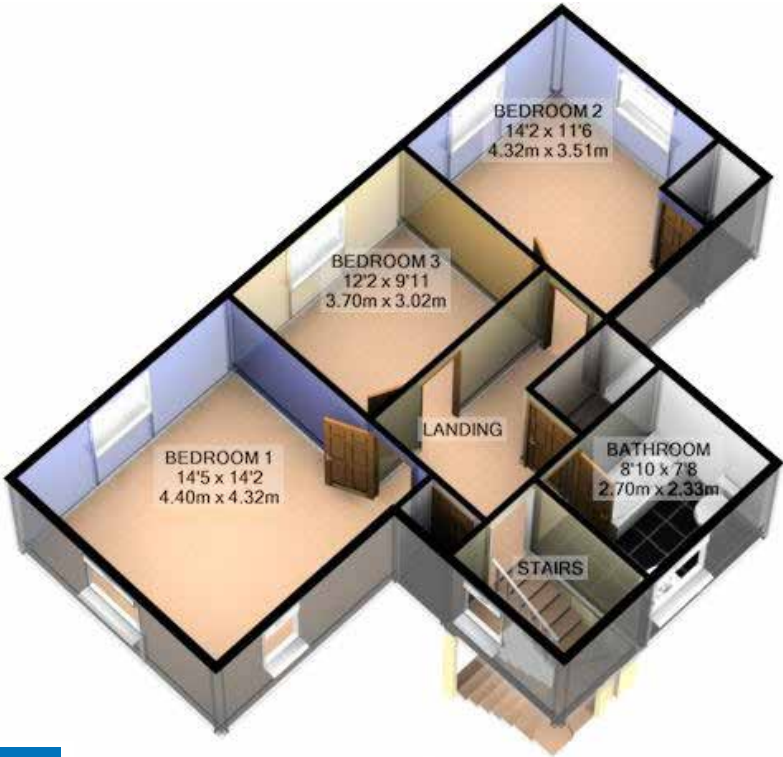
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Floor Plans

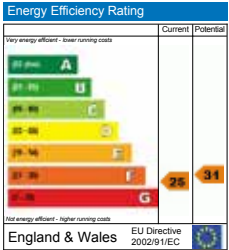
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