



ADZOR HOUSE

Wellington HR4 8AP



Adzor House
The Row
Wellington
HR4 8AP



A wonderful and unspoilt period family house, set in stunning mature landscaped gardens, together with a swimming pool, a detached pavilion/ games room, large purpose-built workshop and much more.

Guide Price £850,000

Situation and Description

Adzor House lies at one end of the very popular rural village of Wellington, which itself lies midway between the market town of Leominster to the north, and the cathedral city of Hereford, to the south. The village has a thriving community with a well-regarded village school and sports ground, a village church, local shop, village hall and nearby garden centre. More extensive facilities, including rail links, are then available at Leominster and Hereford.

Available for the first time in over 40 years with only 2 owners since 1950, Adzor House built in 1870, is a very attractive traditionally built property, which is privately situated and stands in the most delightful, landscaped gardens. Ideal for a growing family the house offers plenty of living and bedroom space and retains much of its original character. Facing south-west, the house overlooks the gardens which extend to just under 1 acre and are an absolute delight to explore. With lots of different areas, the gardens include terraced lawns, a wide variety of trees and shrubs, productive vegetable and soft fruit sections, space for chickens and more. Also hidden within the gardens is an attractive wooden pavilion which is ideal for indoor games and doubles as a changing room for an adjoining heated swimming pool. In addition, a purpose built steel framed workshop (42' x 19') and brick built double garage, provide plenty of space for the keenest DIY enthusiast.

On arrival, an attractive arched and gated path leads around to a large enclosed front porch, with fitted benches and decorative tiled floor. A door then leads through to the main reception hall which has an attractive tiled floor and ceiling cornicing. Doors then lead to the principal living space, including a large dining room which is ideal for entertaining and has original shuttered sash windows at either end, a high ceiling and an open fireplace. The sitting room lies at the other end of the house and has shuttered windows to one side, a brick fireplace with fitted wood burner and recessed shelving and cupboards to either side. Doors then provide access to the garden room or conservatory, which has a high vaulted ceiling and windows and double doors to the gardens. The kitchen/breakfast room also overlooks the gardens and has plenty of working and cupboard space, a twin bowl sink and an electric two oven AGA. A useful study then offers a quieter space to work and overlooks the driveway. The ground floor accommodation is then supported by a pantry, utility space, cloakroom and cellar.

From the reception hall, a staircase leads up to a large first floor landing and

to four excellent bedrooms, all with their own individual character. The main bedroom has a delightful outlook over the gardens and includes a range of fitted wardrobes to one wall and fitted bookshelves. The second bedroom is another large double bedroom with a dual aspect, and then there is a smaller double and a guest suite with en-suite shower room. The bedrooms are then supported by a well-appointed family bathroom and useful built in airing cupboard.

Outside

Adzor House is approached from the village lane by its own private driveway that sweeps up to a useful parking and turning area with car charging point. From here access can be gained to a double garage (18' x 18') with two sets of double doors to the front, power and lighting and storage loft over. Next door is a purpose built steel framed workshop (42'7 x 19'), with vaulted ceiling, power and lighting, door to side, and large double doors at one end.

Pathways then lead around to the front of the house and to the extensive gardens which face south-west and are very private. They include a variety of mature trees including Walnut, Scots Pine and Mulberry, mature yew hedging with decorative archways, a pergola walk, sun terraces, formal lawns, herbaceous borders, a pond and waterfall and much more.

Within the gardens there is a wooden Pavilion/ Summerhouse (23'7 x 15' 8), which has a vaulted ceiling, power and lighting and doors to the front and side and windows overlooking the lawn and swimming pool. The swimming pool is well enclosed and measures (30' x 15') with a depth of (6') and is heated by an air source heat pump.

At the far end of the plot there is a chicken run and soft fruit cage, as well as productive vegetable section, two greenhouses (one with a mature vine) and a selection of fruit trees including Damson, Plum, Green Gage, Apples and Quince. This area is supported by a garden store and a further timber shed that houses

Directions

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From Hereford, take the A49 north for Leominster and Shrewsbury and continue for approximately 6 miles. At the start of the small dual carriageway, turn left into Wellington and proceed 1 mile to the end of the road bearing left towards Canon Pyon. The drive for Adzor House will be found after a short distance straight on at the next junction.



Reception Hall / Dining Room / Kitchen-Breakfast Room & Sitting Room

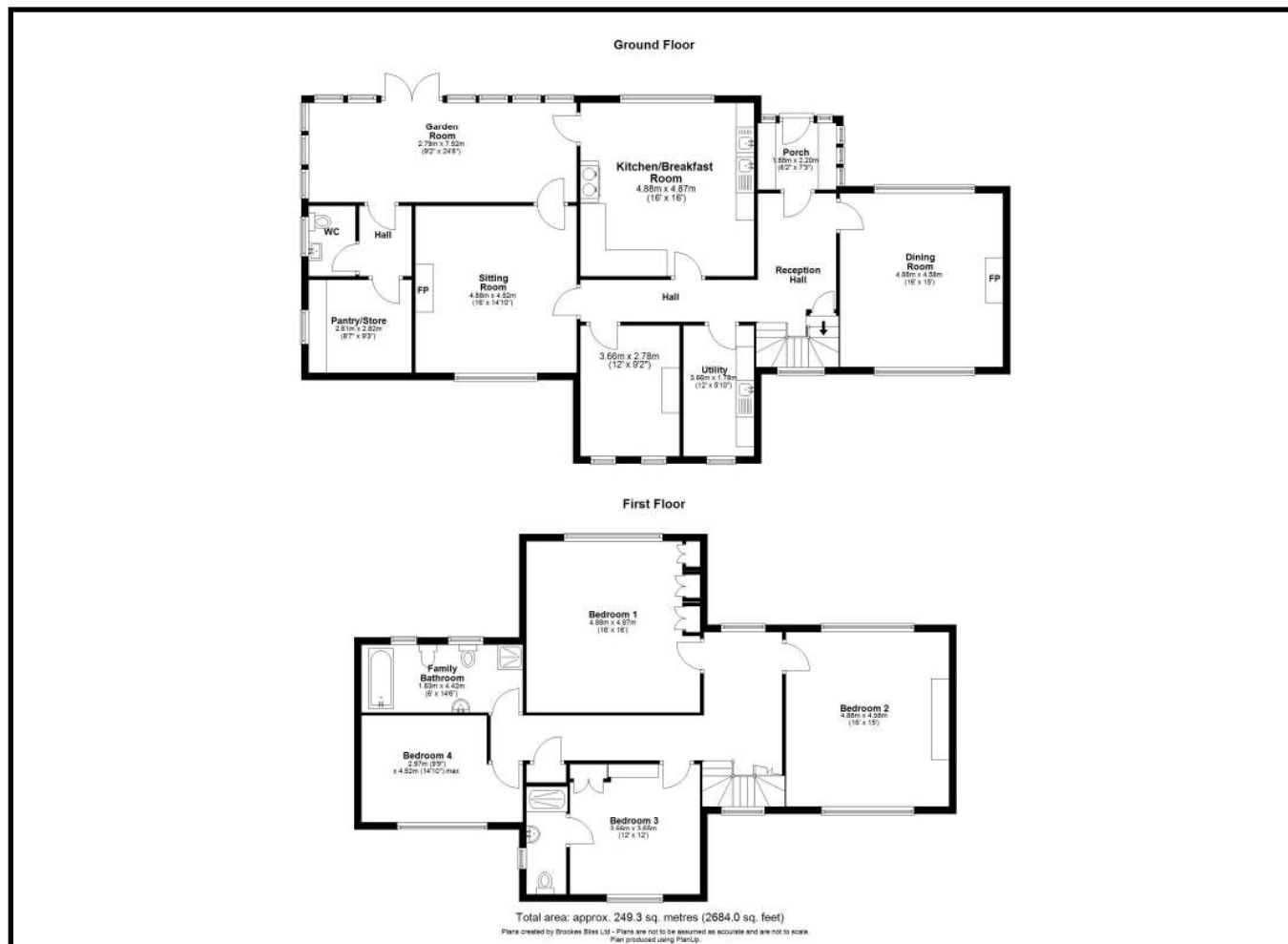






Three of four bedrooms with supporting family bathroom





Services and Considerations

Mains water, drainage and electricity. Oil fired central heating. Electric Aga

Tenure Freehold

Council Tax Band G / EPC Rating E 40/64

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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

If you need help with or are unsure about any of the information contained in these details, please let us know.

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