



DEMESNE
Almeley HR3 6LQ



Forming part of this lovely rural village, a very impressive, detached family house with comfortable and extensive living space and open views over farmland at the rear.

Guide Price £545,000



Situation and Description

The lovely rural village of Almeley, is set away from main roads and has a mixture of old and modern properties centred around a village green, which has a cricket pitch and an adjoining village hall and well-regarded primary school. Also, within the village is a church and popular public house, a short walk across the common with view of the Black Mountains and Brecon Beacons with further facilities available at the larger village of Eardisley, and the market towns of Kington, Leominster and Hay on Wye.

Offering fantastic living space and set in very manageable gardens, Demesne is a very adaptable modern house which has been greatly improved by the current owners. Offering double glazing throughout, as well as central heating, the accommodation includes a very well-equipped contemporary kitchen, comfortable bedrooms and the added benefit of a large and separately rated holiday cottage or annex. Overall, the accommodation would suit an extended family, and the annex could provide a useful additional income.



On arrival, a front door and enclosed porch, leads into an impressive entrance hall with galleried landing and vaulted ceiling above. A spacious study or snug offers a quiet space to work and has glazed doors that open into a conservatory with vaulted ceiling and bi-fold doors to the gardens. At the other end of the house the main living space is ideal for relaxing and includes a recessed fireplace with fitted wood burner, and doors and windows to the front, with open views over farmland at the rear. The main living space seamlessly joins to the kitchen/breakfast room, which itself offers a lot for any cook. With ample worktop space, a central workstation and plenty of cupboards and drawers, the kitchen also incorporates an excellent range of appliances, including a Hotpoint induction hob with extractor over, a Whirlpool dishwasher, two built in ovens and a Hotpoint microwave and large built in pantry cupboard. A rear porch then provides access to outside.



From the main entrance hall, a fully carpeted staircase leads up to a galleried landing and to four excellent bedrooms, three with built in wardrobes. Bedroom three and the master suite also enjoys lovely views over farmland at the rear and has a large en-suite shower room, with vaulted ceiling and all the usual fittings. The remaining bedrooms are then supported by a recently refitted family bathroom.

The Annex

Accessed either from the main kitchen, or independently from the front drive, the annex is very spacious and adds another dimension to this very comfortable house. Well equipped, it has its own fitted kitchen and living space as well as a large double bedroom with ensuite and a ground floor shower room and utility. Ideal for extended family or Air B&B the annex is well presented throughout and separately rated.

Outside

The house lies within a short walk of the village green and is approached by a private drive to a parking and turning area for several cars, which in turn leads to a useful double carport. The gardens are well enclosed and easily managed with seating areas to the front and rear, a small lawn and a number of garden stores.

Services and considerations

Mains electricity, water and drainage are connected.

Oil fired central heating

Ground floor under floor suitable for conversion to heat pump

Solar tubes on south roof to heat water

Tenure Freehold

Council Tax Band D

EPC C 76/90

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

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

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

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.



Entrance hall / Study / Conservatory / Kitchen/Breakfast Room







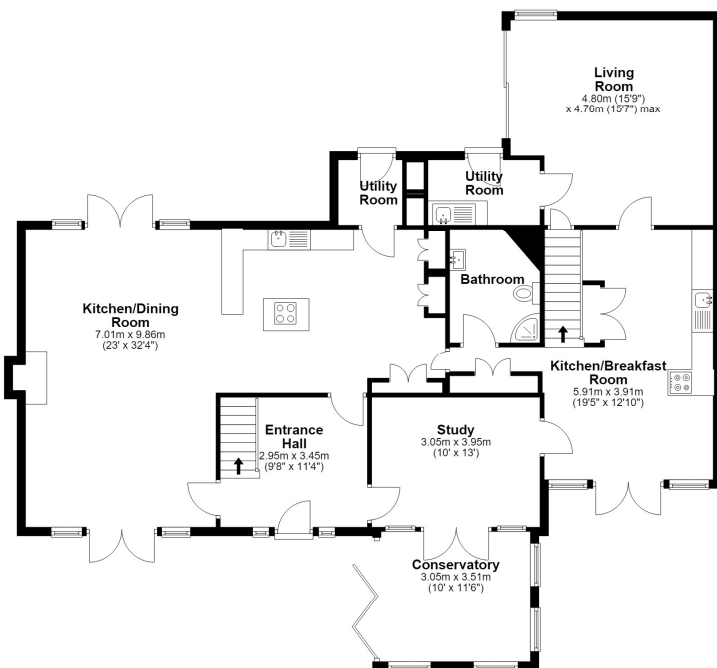




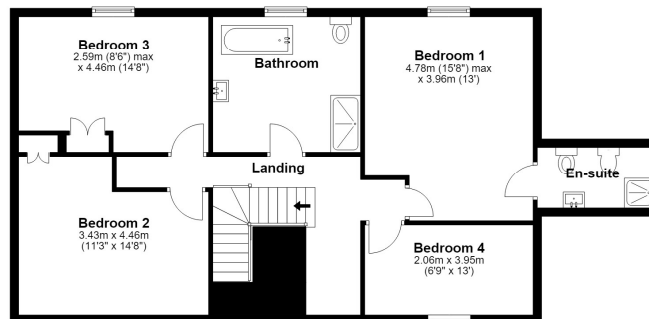
Three of four bedrooms—one with en-suite and supporting family bathroom



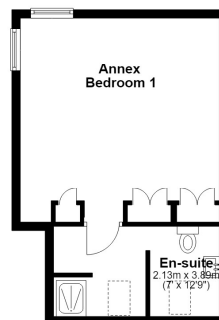
Ground Floor



First Floor



Second Floor



Total area: approx. 261.3 sq. metres (2813.1 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.



Directions

What Three Words ///throats.supported.hiding

Initially proceed out of Hereford on the A438 Kings Acre Road and after approx. 1½ miles, turn right onto the A480 and follow this road for approx. 9½ miles. At the staggered crossroads, turn left signposted Brecon and then immediately right onto the A480 to Lyonshall and Kington. After approx. 1½ miles turn left at Woonton, towards Almeley and proceed into the village bearing right at the village hall. Turn right again onto an unmaked track and then left onto a tarmacked driveway which leads to the property.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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