



JonathanWright
estate agents



Staunton on Arrow, Herefordshire. £950,000

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PROPERTY FEATURES

- **Detached Farmhouse**
- **4 Bedrooms**
- **2 Sitting Rooms**
- **Kitchen/Dining Room**
- **Ground Floor Shower Room**
- **First Floor Bathroom**
- **Detached Barn**
- **Workshop**
- **Paddocks and woodland of 12.6 acres**
- **With Stream**



To view call 01568 616666



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Situated in a lovely rural position a detached stone built farmhouse affording a high degree of privacy, offering 4 bedroomed accommodation with 2 sitting rooms, kitchen/dining room, bathroom, cloakroom/utility room and all standing in 12.6 acres of paddocks, woodland and garden with a stream flowing through the gardens and grounds. Viewing is strictly by prior appointment with the selling agents.

Details as follows:

A detached farm house of stone elevations under a slate roof.

To the side of the property is a canopy porch with access under and through a glazed panelled door opening into a utility room.

The utility room has space and plumbing for an automatic washing machine, room for additional appliances and a door opening into a ground floor shower room.

The shower room has a shower cubical, low flush W.C. and a vanity wash hand basin.

From the utility room a door opens into the kitchen/dining room. The kitchen is well fitted with units to include an inset one and a half bowl, single drainer sink unit, working surfaces and base units under of cupboards and drawers. In a tall housing unit is a fan assisted electric oven with grill, cupboard space over and under, eye level cupboards, ceramic hob and tiling to splashbacks. There is a window to front, window to side, exposed ceiling timbers, lighting, power, oil fired Rayburn, double oven and 2 hot plates. The dining area has additional working surfaces, cupboards, space for an upright fridge/freezer, exposed wall and ceiling timbers, window to rear, window to front and a door leading through into living room one.

Living room one is overlooking the gardens and driveway to the front, having a feature fireplace with an inset, Clear View wood burning stove, a display alcove to side, exposed wall and ceiling timbers, laminate flooring, panelled radiator, 2 windows both to front overlooking the pretty gardens and a door from living room one opens into a reception hall.

The reception hall has a door to front, exposed wall and ceiling timbers, laminate flooring, lighting, power and an open archway leading through into living room two.

Living room two has 2 windows to front overlooking gardens, driveway and stream, exposed wall and ceiling timbers, feature fireplace, cast iron oil fired burner with lintel over, alcoves to either side of chimney breast and laminate flooring.

From the reception hall a staircase rises up to a half landing with stairs leading off both left and right, with the right hand stairs leading into the main landing with lighting, a window to rear and a door opening into bedroom one.

Bedroom one has 2 windows both to front, exposed wall and ceiling timbers, lighting, power and built-in wardrobes.

Bedroom two has a window to front, window to side and window to rear, ceiling light, power points and built-in cupboards and drawers.

Off the main landing a door opens into the bathroom having a suite of a panelled bath with shower over, shower screen, an enclosed low flush W.C. to side, wash hand basin, window to front, a small window to side, lighting, heated towel rail and a door to the airing cupboard with shelving and a hot water cylinder.

From the half landing the left hand staircase rises to a small inner landing with a door opening into bedroom three.

Bedroom three has exposed wall and ceiling timbers, window to front, lighting and power.

Bedroom four. (The measurement is taken to the front of a floor to ceiling wardrobe unit). The bedroom has exposed timbers, window to side and a window to front.

OUTSIDE.

The property is approached to the front across a pretty tree lined driveway leading to a forecourt with turning and parking for several motor vehicles. There are pretty gardens to front, a winding stream which runs through the gardens and grounds, lovely lawn gardens, a summerhouse and hidden behind mature hedging are the main paddocks and woodland.

DETACHED BARN.

There is a detached barn having outline planning permission for conversion into a residential dwelling and garage. The barn has an already laid drive leading up to it being private from the main residence. Also included is a substantial workshop.

WORKSHOP.

This large two storey building with electricity and an inspection pit would be ideal for vintage car/tractor enthusiasts. There is also a range of lean to out buildings

PADDOCKS.

The paddocks are well fenced and include woodland and extend in total to 12.6 acreage. The property is a registered holding.

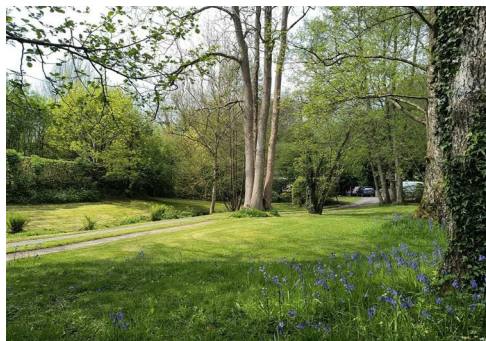
AGENTS NOTE.

The barn has planning permission for conversion into a residential property.
Boundaries & Right of Ways

The property is offered subject to and with the benefit of any rights of way both public and private, all wayleaves, easements, and other rights whether or not specifically referred to

SERVICES

Mains electricity, mains water, septic tank drainage, faster broadband and telephone to BT regulations.

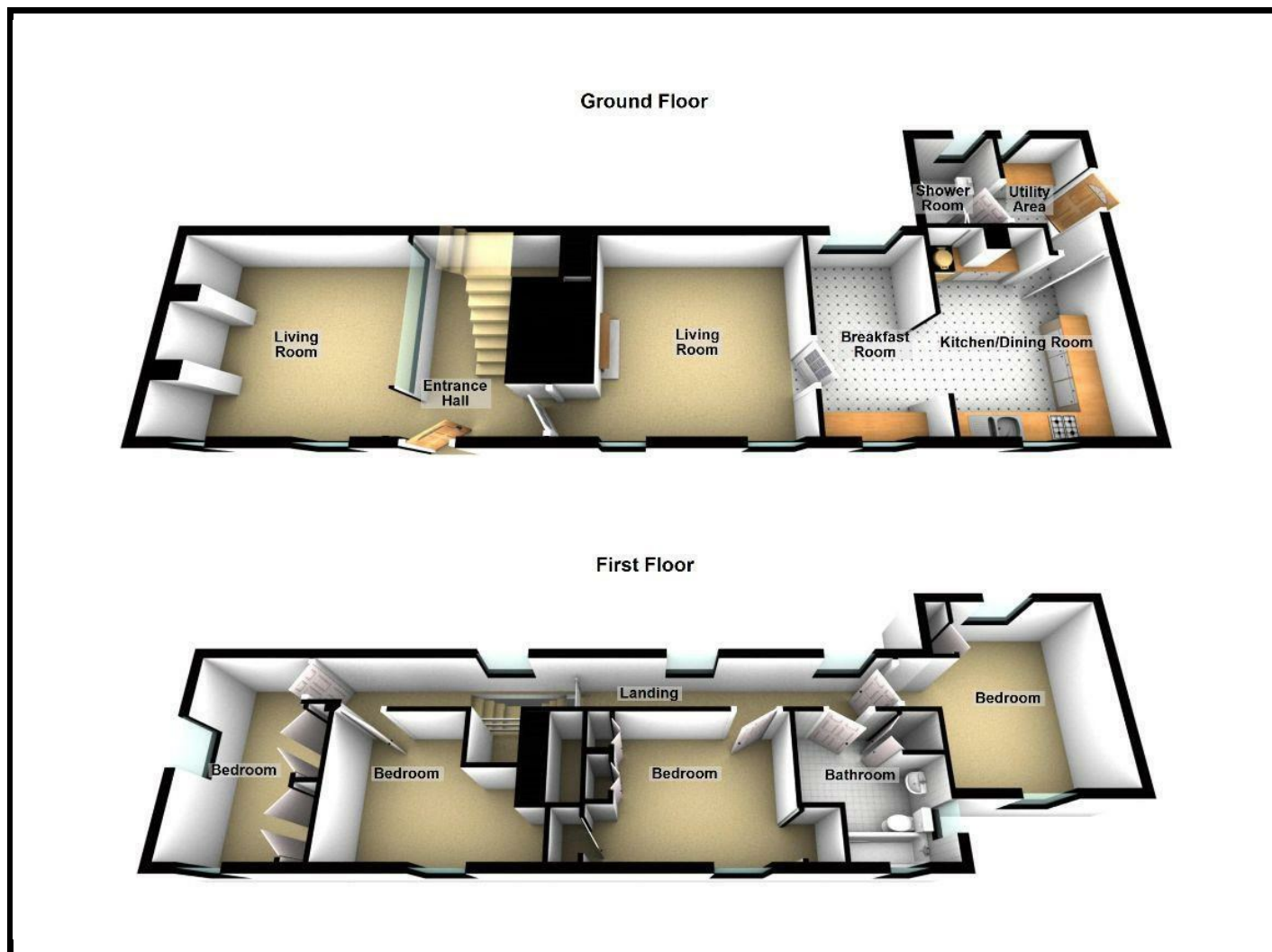
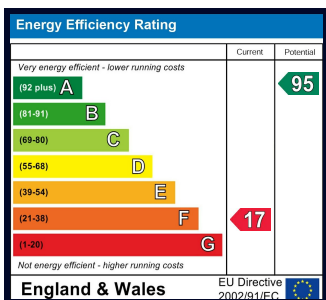


ROOMS AND SIZES

Canopy Porch	
Utility Room	2.44m x 1.83m (8'0" x 6'0")
Shower Room	
Kitchen/Dining Room	6.25m x 3.56m (20'6" x 11'8")
Living Room One	3.84m x 3.73m (12'7" x 12'3")
Reception Hall	
Living Room Two	3.73m x 3.73m (12'3" x 12'3")
Bedroom One	3.35m x 2.74m (11' x 9')
Bedroom Two	3.78m x 3.30m (12'5" x 10'10")
Bathroom	
Bedroom Three	3.51m x 2.74m (11'6" x 9')
Bedroom Four	3.73m x 2.21m (12'3" x 7'3")
Detached Barn	14.61m in length (47'11" in length)
Workshop	9.45m x 8.84m (31' x 29')
Paddocks	

PROPERTY INFORMATION

Council Tax Band - D
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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