



**Meadway, Barons Cross Road, Leominster, HR6 8RS. £645,000**

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Leominster  
HR6 8RS**

**£645,000**

### **PROPERTY FEATURES**

- An Attractive Detached Family Home
- 3 Double Bedrooms (One En Suite)
- Surrounded By Open Countryside
- Spacious and well Presented Accommodation
- 2 Reception Rooms
- Generous Driveway Parking
- Double Bay Carport
- Large Agricultural Barn
- Grounds Extending To Approximately TWO ACRES (TBV)
- Edge Of Leominster Town

To view call 01568 616666





A most desirable and bespoke detached detached property standing in large gardens and grounds of 2 acres (TBV) and offering spacious and well presented accommodation to include a sitting room, garden room, an open plan family kitchen dining room, a utility Room, 3 Double Bedrooms, en suite and family Bathroom and outside a large driveway with ample parking, a double bay carport, a large barn providing wonderful storage and surrounded by beautiful rural views. Meadway is situated on the outskirts of the town of Leominster and the market town has excellent amenities to include schools, shops and supermarkets, cafes and restaurants, a train station and also home to the historic Grange Park and Priory Church.

The full details of Meadway, Barons Cross Road, Leominster are as follows.

An oak framed porch with solid oak entrance door opens into.

#### Sitting Room

The sitting room has a feature inglenook fireplace with wood burning stove, oak mantle shelf and a slate hearth. To the front are windows with a sunny south facing aspect with rural views over countryside, inset lighting, solid oak flooring and skirting boards and stairs to first floor with an under stairs storage cupboard. A door to leads to

#### Open Plan Family Kitchen Dining Room

The open plan kitchen dining kitchen, is a wonderful space for entertaining and is fitted with with granite work surfaces with an inset sink with bevelled drainer and matching granite up-stands, a good range of floor and wall and floor units and appliances including an induction hob with an extractor hood over, a combination microwave, oven and grill and a separate oven and an American style fridge freezer. There is also inset lighting and window to the rear. The dining area has inset lighting, a window to the side, TV point and French doors leading to

#### Garden Room

The oak framed garden room provides a peaceful environment with south facing rural views and plenty of natural light. There is inset lighting and access to

#### Secure Storage Room

The large and secure storeroom has lighting and oak panelled walls. From the Kitchen Dining Room a door opens to

#### Utility Room

With a working surface and a sink unit with cupboard below, space and plumbing for washing machine and tumble dryer, inset lighting a window to the rear and a door to outside. A door opens to

#### WC

Having a low flush WC, a hand wash basin and frosted window. There is also an extractor fan and also situated in the is Worcester oil fired boiler.

#### First Floor Landing

The attractive landing has a natural light tube, access to the roof space, inset lighting and a door to a built in

cupboard with shelving and radiator. Doors then lead off to all bedrooms

#### Bedroom One

A feature of the bedroom is the dual aspect with far reaching views across the surrounding open countryside, inset lighting, a TV point and a door to

#### En Suite Shower Room

The spacious En Suite has a shower enclosure with a mains fed thermostatic shower over, a wash hand basin with drawers under and a vanity mirror over. There is also a low flush WC, an extractor fan, chrome towel rail, shaver socket, marble floor and window to the front with an attractive outlook.

#### Bedroom Two

Is also a good size double bedroom and has inset light and dual aspect with rural views.

#### Bedroom 3

Is generously sized and has a window to the front with far reaching views.

#### Family Bathroom

The family bathroom has a modern suite in white comprising a side panel bath with shower over and shower screen, a wash hand basin with vanity drawers under and a mirror over. There is low flush WC, shaver socket, towel rail and window to the side

#### OUTSIDE

Meadway is situated in a most peaceful position at the end of a well maintained no through lane, which has been recently, mostly resurfaced. Gated access leads onto a large and sweeping gravelled driveway with turning area providing plenty of parking for family and guests. Off the driveway is an open double bay carport and adjoining log store. The driveway then leads to large agricultural BARN with electric roller doors and has power, lighting and water connected.

#### Grounds and Gardens

Meadway has most attractive wrap around gardens, laid to lawn with mature trees and hedging to boundaries. The gardens have beautiful and a colourful array of plants, shrubs and fruit trees including plum, damson and apple. To the front of the property and taking advantage of far reaching views is patio area providing an ideal seating area for relaxing and entertaining

Off the formal gardens is a paddock with rainwater pond and a small orchard with a selection of fruit trees and a secondary seating area The grounds and gardens in total extend to approximately TWO ACRES (TBV).

#### Services

We have been advised that mains electricity and water are connected to the property. Heating is oil fired with underfloor heating throughout the ground floor. Drainage is to a private system.

#### Directions

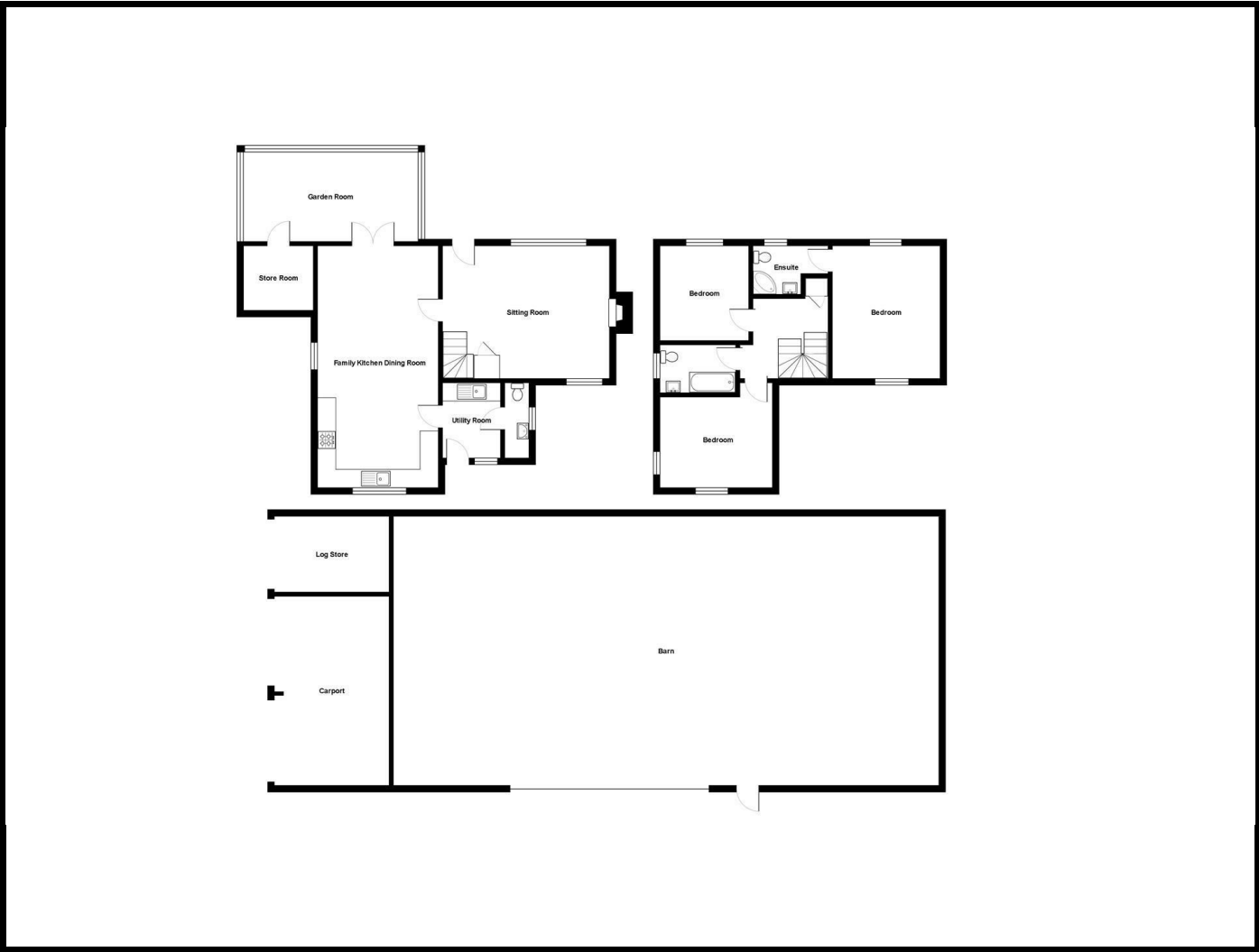
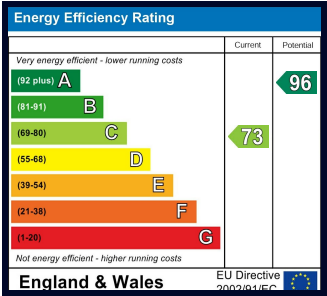
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ROOMS AND SIZES

|                            |                                |
|----------------------------|--------------------------------|
| Oak Framed Canopy Porch    |                                |
| Sitting Room               | 5.71m x 4.49m (18'8" x 14'8")  |
| Family Kitchen Dining Room | 8.24 x 4.13 (27'0" x 13'6")    |
| Garden Room                | 5.81 x 3.04 (19'0" x 9'11")    |
| Secure Storage Room        | 2.40 x 2.25 (7'10" x 7'4")     |
| Utility Room               | 2.58 x 1.96 (8'5" x 6'5")      |
| WC                         |                                |
| First Floor Landing        |                                |
| Bedroom One                | 4.52 x 3.69 (14'9" x 12'1")    |
| En Suite Shower Room       |                                |
| Bedroom Two                | 3.72 x 3.69 (12'2" x 12'1" )   |
| Bedroom Three              | 3.25 x 3.10 (10'7" x 10'2" )   |
| Bathroom                   |                                |
| Barn                       | 18.42m x 9.07m (60'5" x 29'9") |

PROPERTY INFORMATION

Council Tax Band - E  
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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