

**Harriet's House, Leinthall Earls,
Nr Leominster, Herefordshire, HR6 9TS**



A substantial period property in a lovely rural location on the edge of the village with three large bedrooms, two bathrooms, living room with wood burner and French doors, spacious kitchen, separate utility, cloakroom, high ceilings throughout, oil fired central heating, neutral décor, tall double glazed windows, attractive countryside outlook, ample parking and a wrap around garden with long drive and stone workshop. New carpets and vinyl will be fitted before a tenancy commences.

Wigmore village is just 2 miles away and offers shop, pub, primary and secondary school. Closer by the local pub is the renowned Riverside Inn at Aymestrey.

Location: Approximately 6 miles to Ludlow, 10 miles to Leominster and 23 miles to Hereford.

£1650 pcm

Porch 3.04m x 1.73m

With full height glazed windows and door, built in bench seat, coat hooks, ample space for boots etc. New wooden board effect vinyl flooring.

Glazed door through to the:

Hallway 8.74m x 2.69m

Suitable as an office, playroom etc. With fibre broadband connection box, full height window, under stairs storage cupboard, radiator and new carpet.



Kitchen/diner 5.55m x 3.66m

Lovely light room given the three full height windows giving views over the gardens. Fully fitted with contemporary cream units including extractor hood and electric cooker. Space for a good sized table and chairs. Radiators, new wooden floorboard effect vinyl flooring.



Lounge 5.55m x 5.07m

With full height windows and French doors leading to the garden. Period fireplace with wood burning stove, built in shelving to the alcoves, radiator and high ceiling.



Utility 5.11m x 1.92m

With exposed stone walling, contemporary cream units including sink unit, plumbing for a washing machine. Oil fired central heating and hot water boiler. New wooden floorboard effect vinyl flooring.



Cloakroom

With white w.c. and hand basin. Extractor fan and new vinyl flooring.

From the hallway a period turn staircase with new carpet leads to the first floor landing with large built-in airing cupboard with immersion and cupboards above.

Bedroom 1 5.55m x 3.58m

Spacious double sized room with radiator, double aspect windows with pleasant views and new carpet.



Bedroom 2 4.17m x 2.68m

Good sized double bedroom with radiator and view over the garden and out to Croft Ambrey.

Bathroom 4.17m x 2.55m

Fitted with white suite with bath, w.c. and hand basin. Radiator and electric shaver point and light. Full height window, new vinyl flooring and radiator.



Inner lobby

With new carpet and space for bookshelves etc

Bedroom 3 2.81m x 2.68

Large single bedroom with radiator and views over the countryside.

Shower room

Fitted with a white suite with double sized shower cubicle, w.c. and hand basin. Electric shave light, extractor fan and new vinyl flooring.

External

A particular feature of the house is the exceedingly large lawned gardens with mature trees and hedges, fruit trees and raised vegetable beds.

Stone built workshop/shed with light, tap and power points.

Double five bar gates lead to the driveway with turning area and ample parking for four cars.



DETAILS

Rent £1650 pcm

Tenancy damage deposit on moving in £1900, in total. Initial holding deposit £350.

Available 1st December 2024.

Private estate water, not charged for. Septic tank drainage.

Initial contract for twelve months, however likely to be available long term.

Council Tax band D – Herefordshire Council

EPC Rating E50 – see attached report.

DIRECTIONS:

To reach Leinthall Earls from the south follow the A4110 to Aymestrey. After passing the Riverside Inn take the next right hand turning signed for Leinthall Earls & Yatton. Follow this lane through Yatton and on past fields until reaching the village, with the red phone box on your left, ignore the right hand turn to Richards Castle and take the next lane on the right (To the side of the cattlegrid and pillars marked private) Follow the lane and the property is the last house, on the right.

VIEWINGS

This property is located on a private country estate and is managed "in house" therefore for all viewings please contact agent@gatley.biz

Please note the agent for the estate works part time on Tuesdays and Thursdays, and on those days will be available 07940 246457.

None of these details contained in these particulars are to be relied upon as statements or representation of facts. These particulars are not an offer or contract or part of one. Room measurements are approximate only.