

**The Haywain, Leinthall Earls,
Nr Leominster, Herefordshire, HR6 9TX**



Converted just a four years ago, this barn is one of four, set in a delightful North Herefordshire hamlet and offering excellent quality accommodation with a wealth of original timbers throughout.

Living room with vaulted ceiling and French doors leading to the rear west facing garden and patio, open plan to the smartly fitted kitchen, shower room/utility, two double bedrooms and family bathroom. Oil fired central heating, which is under floor to the ground floor, neutral décor, double glazing, pleasant rural outlook, ample parking, garage and an easy maintenance garden.

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 7 miles to Ludlow, 8 miles to Leominster and 23 miles to Hereford.

£850 pcm

Directions: To reach Leinthall Earls from the south follow the A4110 to Aymestrey. After passing the Riverside Inn take the second right hand turning signed for Leinthall Earls. Follow this lane keeping right at the small triangle of grass. On reaching the village go past Old School House on the left and turn immediately left next to it, go past the church and the property is the second on the right.

Hallway

With laminate flooring, lovely beams and stairs to the first floor.



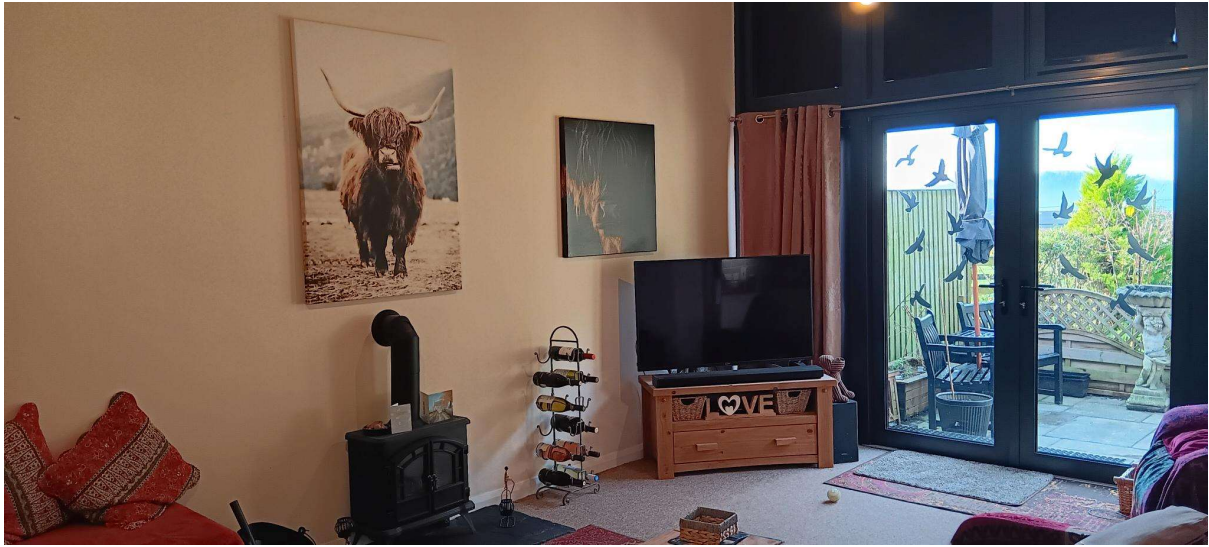
Kitchen 3.69m x 2.76m

Fully fitted with contemporary units including extractor hood, double AEG oven and AEG ceramic hob. Vinyl flooring, three double glazed windows, under counter lights and exposed beams. Large under stairs cupboard with shelving. Under floor heating. Open plan to the.



Lounge 5.68m x 3.655m

With double height beamed ceiling and double glazed windows and French doors to the rear garden. TV point, under floor heating and carpet.



Utility/Shower room 2.31m x 2.04

With white suite comprising of shower cubicle, hand basin and w.c. Oil central heating boiler, vinyl flooring, heated towel rail, extractor fan and mirror fronted medicine cabinet.



Bedroom 1 3.59m x 3.39m

Ground floor double sized room with windows overlooking the garden, under floor heating, exposed beams and loft hatch with drop down ladder to a spacious storage area.



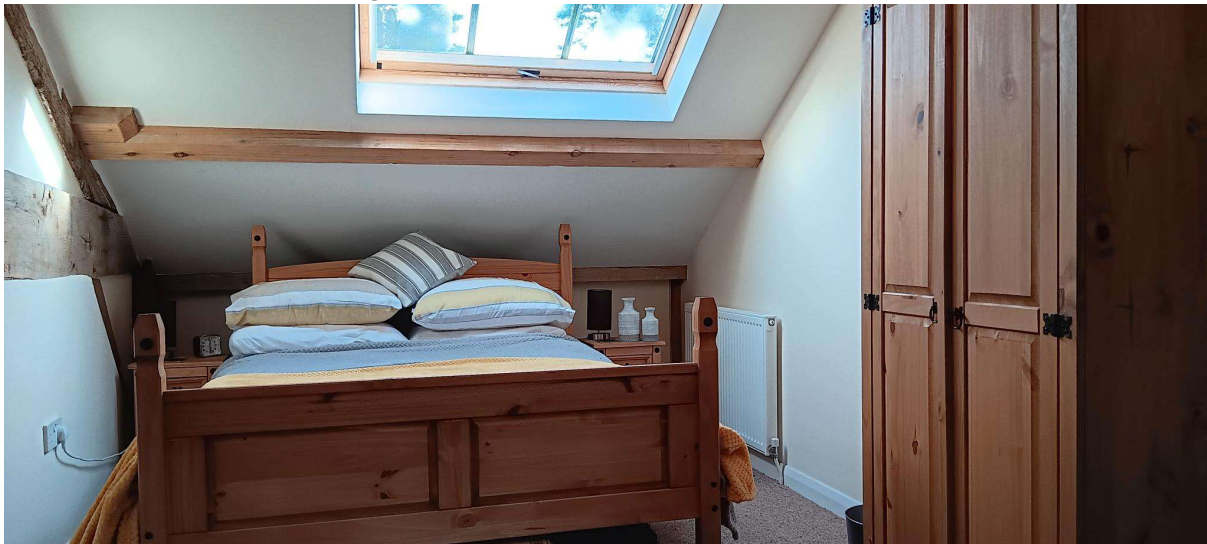
Bathroom

Fitted with white suite with steel bath, w.c. and hand basin. Heated towel rail, mirror fronted medicine cabinet and shaver point. High level window. Under floor heating.



Bedroom 2 5.78m x 2.72m

First floor double sized bedroom with high sloping ceilings, radiator, sky light window and low windows with view over the garden.





Garage and Bin store

Larger than average with double wooden doors and side pedestrian door. Light and power points.

Driveway to the front of the garage with one parking space and two further spaces in front of the house.

Communal tap to the side.



External

Good sized rear garden laid predominantly to lawn with York stone patio and enclosed with fencing. Outside light and tap.



DETAILS

Rent £850pcm

Tenancy damage deposit on moving in £980 in total. Initial holding deposit £180.

Available mid January 2025.

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

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

EPC Rating C78.

VIEWINGS

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

General enquiries can be made on Tuesdays and Thursdays on 07940 246457.

Please note most of these photos were taken prior to the current tenancy.

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.