

COBB
AMOS



Jacobs Oak, Staunton-on-Arrow, Leominster, Herefordshire, HR6 9HS

Offers over
£450,000

An executive three double bedroom detached Border Oak house in a rural and private position in the hamlet of Staunton-on-Arrow with gardens and grounds extending to around 1.3 acres. The property boasts a wealth of character and charm, spacious living accommodation and large grounds, making an ideal family home. This is a property not to be missed.



Introduction

Built in 1993 by Border Oak, this outstanding property successfully blends character features with light and spacious rooms to create an ideal family home. The property stands in 1.3 acre gardens and is nestled in a peaceful location in the rural hamlet of Staunton-on-Arrow. The well presented accommodation comprises dining hall, living room, kitchen/dining room, utility room, cloakroom, three double bedrooms and family bathroom. Viewing is a must to appreciate the quality of accommodation on offer.

Property description

The front oak door leads into the spectacular reception hall. This room is currently being used by the vendor as a dining room and provides access to all principal ground floor rooms, plus the first floor. A door to the left leads into the generous living room which has a triple aspect including a door to the garden, a feature fireplace with inset woodburner and striking exposed beams. The kitchen/dining room is a generously sized room with ample wall and base units including space for an electric oven and plenty of appliances. The adjoining utility has further units with space and plumbing for a washing machine and additional appliances. A cupboard houses the boiler and a door leads into a cloakroom which is fitted with a two piece white suite.

A staircase leads to a gallery landing which has doors to three double bedrooms and a family bathroom. Bedroom one and bedroom two are large double rooms with a vaulted ceiling, fitted wardrobes and dual aspect with lovely rural views. Bedroom three is also a double with vaulted ceiling and exposed beams. The family bathroom is fitted with a three piece white suite and airing cupboard.

Gardens and parking

The property is set in the centre of it's plot and is approached via a long private driveway, providing privacy and ample off road parking and vehicular access to the paddock which is ideal for livestock. The large private gardens are mainly laid to lawn with mature shrubs, trees and fruit trees, plus a patio area which is ideal to sit and enjoy the privacy of the gardens. There is also productive vegetable plots, greenhouse and numerous sheds providing ample storage space.

Location

Staunton-on-Arrow is a quiet hamlet situated within easy reach of the popular market town of Kington and villages of Shobdon and Pembridge which offer a good range of essential amenities, schooling and leisure facilities. The Market town of Leominster is 10 miles away providing an extensive range of amenities, educational and recreational facilities.

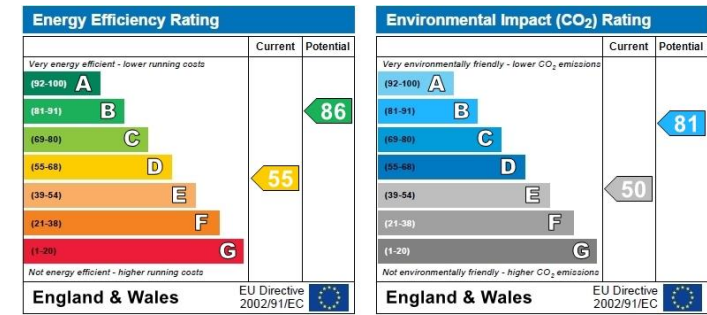
Services

Private water and drainage are connected to the property. Oil heating.
Council Tax Band G.

Directions

From Pembridge turn onto Bridge Street towards Shobdon, then take the first left hand turn, signposted Staunton on Arrow. Continue to the junction at the end of the road, heading straight over, also signposted Staunton on Arrow. Proceed through the village, bearing left towards Horseway Head and Titley, where the property can be found after approximately 1/2 a mile on the right hand side.

Energy Performance Graphs



THE PROPERTY MISDESCRIPTIONS ACT 1991 We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

Floor plans - not to scale



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Herefordshire
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Summary

- Detached family home
- Built by border oak
- Three double bedrooms
- Living room, dining hall
- 1.3 acre gardens
- Private, rural location

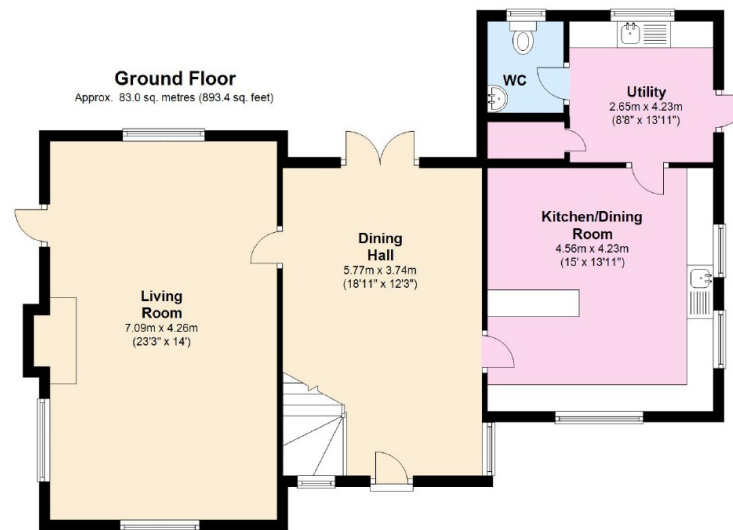
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Total area: approx. 163.1 sq. metres (1755.1 sq. feet)