



**Poplands Cottage, Risbury, Nr Leominster, Herefordshire HR6 0NN. £575,000**

**Poplands Cottage, Risbury  
Nr Leominster  
Herefordshire  
HR6 0NN**

**£575,000**

### **PROPERTY FEATURES**

- Detached House
- 3 Good Size Bedrooms
- Lounge with Fireplace
- Cloakroom/W.C.
- Kitchen/Dining Room
- Spacious Garden Room
- Family Bathroom
- Garage, Storeroom & Workshop
- Large and Attractive Gardens (0.29 Acre)
- Rural Views

To view call **01568 616666**





A well presented and extended detached house, standing in large gardens (0.29 of an acre) and offering double glazed accommodation to include a lounge with feature fireplace, kitchen/dining room, large garden room, cloakroom/WC, 3 good size bedrooms, bathroom and outside attractive gardens with rural views and outbuildings to include a garage and workshop and a driveway with parking. The property is situated in a quiet no through lane, surrounded by orchards and fields, with uninterrupted views to the west giving beautiful sunsets over the distant Radnor hills. The market town of Leominster is only a short drive away and offers excellent amenities.

A hardwood entrance door opens into an enclosed porch with a door giving access onto an L shaped reception hall. The wide and most welcoming reception hall has a UPVC double glazed window to the front, flagged stone flooring, a door into a useful under stairs storage cupboard and a doorway leading into the lounge.

The lounge has an attractive inglenook fireplace with a wood burning stove standing on a raised hearth, original bread oven and a timber over. The lounge enjoys a double aspect of UPVC double glazed windows to front and rear overlooking attractive gardens and countryside.

From the reception hall a solid oak latch and lever door opens into a ground floor cloakroom/W.C, having a low flush W.C, a wash hand basin with vanity unit under and an extractor fan.

From the reception hall a glazed panelled door opens into the kitchen/dining room. The good size Kitchen/dining room is well fitted and has working surfaces with base units under of cupboards, drawers and shelving. Built into the working surface is an AEG induction hob with an extractor hood with light over and situated in a housing unit is an electric double oven. There are eye-level cupboards to include a glass fronted display cabinet, space for a slim-line dishwasher, a concealed space for a washing machine, and UPVC double glazed windows to front and side with attractive outlook. The kitchen/dining room has ample room for a dining table, space for an upright fridge/freezer, Karndean flooring and also situated within a recess is a Rayburn with a quarry tiled working surface to the side.

From the kitchen/dining room a glazed panelled door opens into a substantial garden room.

The large garden room has UPVC double glazed windows overlooking attractive gardens and countryside behind, 2 radiators, a ceiling light with fan attachment, a double glazed sliding door giving access to the rear and a door opening out to patio garden.

From the reception hall a staircase with a UPVC double glazed window to rear rises up to the first floor

landing having an inspection hatch with drop down ladder to the loft space above and doors leading off to bedrooms.

Bedroom one has fitted wardrobes and shelving, a UPVC double glazed windows to front and side enjoying attractive views and a door into an airing cupboard with shelving.

Bedroom two has a UPVC double glazed window with a deep window sill to side and fitted wardrobes and bedside cabinets.

Bedroom three is also a generously sized bedroom having a UPVC double glazed window with far reaching views to rear.

From the landing a door opens into the good size bathroom with a suite to include a corner bath with a Mira electric shower over, pedestal wash hand basin and a low flush W.C. There are tiled splashbacks and a UPVC double glazed window to the front.

#### OUTSIDE.

To the front is gated vehicular access onto a gravelled splayed driveway with parking for several vehicles. A gravelled pathway leads to the side of the property to the formal gardens.

#### GARDENS.

A feature of the property are the attractive and extensive, south and west facing rear gardens which have been well cared for by the current vendors and enjoy rural views. To the rear is a large slabbed patio and lawns which then continue to the side, where there is a large lawned area with deep and well stocked floral and shrub borders. There is also a large productive vegetable patch with a greenhouse, a variety of fruit and soft fruit trees and a herb garden. Pathways then lead to the far side where there is a timber built storage shed and wood store and gated access onto the gardens providing additional parking for vehicles. Also set to the side is a large garage.

#### GARAGE.

The garage has double opening doors, and to the rear of the garage is a sheltered storage area.

#### STOREROOM.

Off the patio a door gives access into a storeroom with power, lighting, window to side and a doorway leading into a workshop.

#### WORKSHOP.

The workshop has power, lighting, a door to the front of the property and offers great potential for extension.

#### SERVICES.

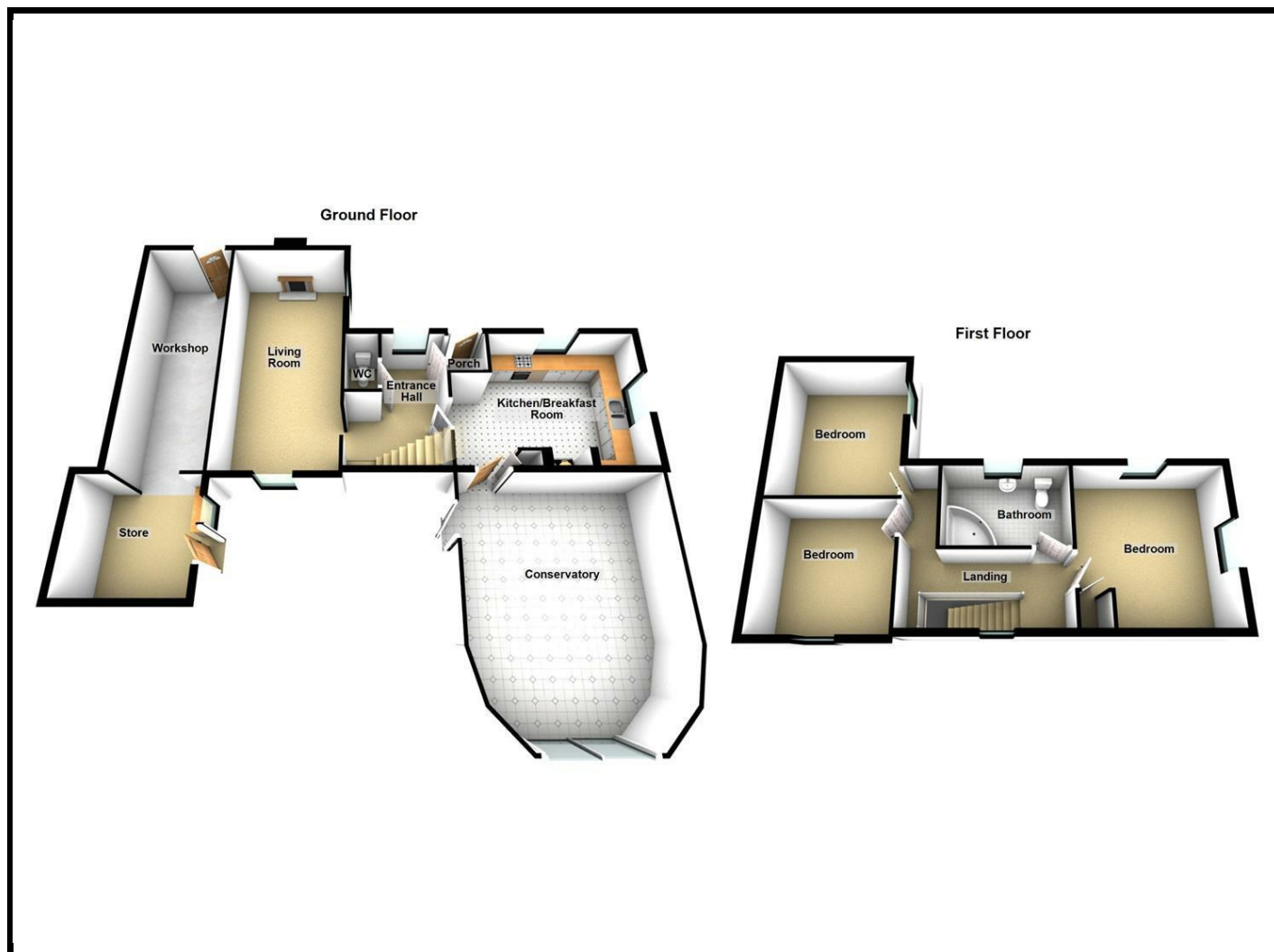
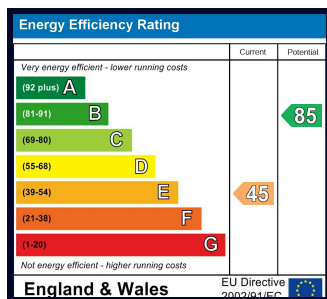
The property has mains water, mains electricity, oil central heating and private drainage.

## ROOMS AND SIZES

Reception Hall	
Lounge	7.14m x 3.28m (23'5" x 10'9")
Cloakroom/W.C.	
Kitchen/Dining Room	5.18m x 3.99m (17' x 13'1")
Garden Room	6.17m x 4.78m (20'3" x 15'8")
Bedroom One	3.99m x 3.71m (13'1" x 12'2")
Bedroom Two	3.81m x 3.28m (12'6" x 10'9")
Bedroom Three	3.28m x 3.12m (10'9" x 10'3")
Bathroom	3.12m x 2.03m (10'3" x 6'8")
Gardens	
Garage	6.15m x 3.78m (20'2" x 12'5")
Storeroom	3.56m x 3.12m (11'8" x 10'3")
Workshop	7.49m x 2.49m (24'6" x 8'2")

## 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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.