



# Pigeon House

Bodenham, Hereford, Herefordshire, HR1 3JX



COUNTRY & CLASSIC



## Pigeon House

*Substantial Detached Six Bedroom Georgian House with Two Further Studio Rooms. Original Coach House suitable for Annexe Accommodation. Elegant Landscaped Walled Garden, 1.5 Acres of Paddocks and Orchards Suitable for Equestrian Use. Large Light Rooms Throughout Retaining Wonderful Original Features many with Fabulous Rural Views Across Open Countryside. Original Dovecote. Situated within the Popular Herefordshire Village of Bodenham with Primary School, Church & Pub. Close to Hereford, Leominster & Ludlow*

### THE HOUSE - Ground Floor

- Superb Entrance Hall with Panelled Walls Stripped Wood Floor and Original Coat and Storage Cupboards
- Stunning Open Plan Kitchen/Dining/Living Room, Naturally Light with Plenty of South Facing Sash Windows and French Doors to Walled Garden. Stripped Wood Floor with Underfloor Heating and Woodburner
- Fully Fitted Kitchen with 4 Door Gas Fired Aga, Breakfast Island with Additional Electric Oven and Gas Hob. Belfast Sink
- Sitting Room with Elegant Fireplace & Clearview Woodburner, French Doors to Walled Garden and Double Doors to
- Elegant 29ft Drawing Room with Fireplace & Clearview Woodburner and French Doors to Walled Garden
- Study/Office with Two Sash Windows Overlooking Front Drive
- Pantry & Utility Room with Belfast Sink and Back Door to Courtyard
- Downstairs Cloakroom and Rear Lobby
- Secondary Staircase to Studio Rooms
- Cellar with Internal Stairs from the Kitchen, Providing Useful Storage







Approximate Floor Area  
 Main House = 411.9 sq m / 4434 sq ft  
 Former Cottage = 22.8 sq m / 246 sq ft  
 Coach House = 52.9 sq m / 569 sq ft  
 Dovecote = 12.2 sq m / 131 sq ft  
 Total = 499.8 sq m / 5380 sq ft



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## THE HOUSE – First Floor

- Original Oak Staircase leads to Large Landing with Picture Sash Windows Overlooking Garden and Open Countryside Beyond
- Main Bedroom with Large South Facing Sash Window, Original Cupboards and Original Fireplace, Walk Through Dressing Room and Large Ensuite Bathroom with Roll Top Bath & Separate Shower
- Second Double Bedroom, Double Aspect with Dressing Area and Ensuite Shower Room
- Third Double Bedroom with Adjacent Bathroom
- Fourth Large Double Bedroom with Large South Facing Sash Window, Attractive Feature Beam and Woodburning Stove

## THE HOUSE – Second Floor

- Four Further Rooms Comprising:
  - Two Double Bedrooms, both with Feature Beams
  - Shower Room
- A Rear Staircase Leading from the Kitchen Opens into Two Large Studio Rooms Offering Tremendous Versatility of Use.





## THE OUTBUILDINGS

- Large Original Brick Built Coach House Currently Used as Useful Storage with Original Double Doors and Stalls to One Side and Open Store to the Other. Separate Access Alongside Main Driveway
- A Pre Planning Application with a Favourable Response Exists for Conversion of the Coach House to a Three Bedroom Ancillary Dwelling or Holiday Let
- Covered Log Store Links the House and the Coach House with a Door Leading to the Front Garden
- Adjacent to the Walled Courtyard is an Attached Outbuilding Known as Pound Cottage complete with Original Fireplace, Currently used as Storage it would make an Excellent Separate Work Space or Holiday Let
- Grade II Listed Dovecote Situated within the Walled Garden with Potential for Conversion

## THE OUTSIDE

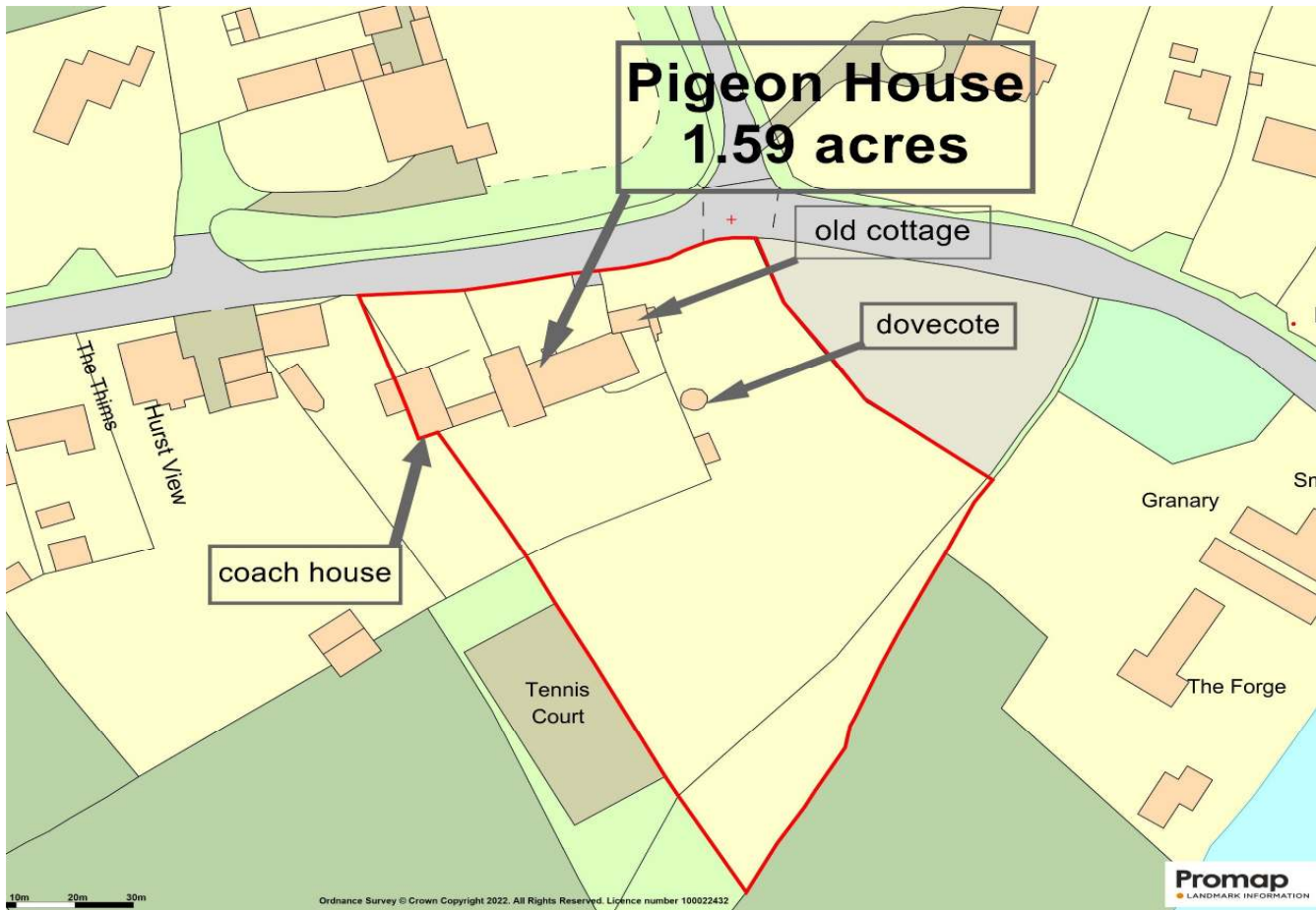
- Beautiful and Elegant South Facing Walled Garden with Established Planting and Fruit Trees
- Extensive Terracing Wraps around the Back and Side of the House with Attractive Pergola and Seating Area
- Very Attractive Side Courtyard Offering Sheltered Seating
- Large Paddock to the Side and Rear of Approx 1 Acre Suitable for Grazing with a Variety of Established Trees and Separate Access from the Road
- The Side Paddock also Offers the Opportunity for Further Development Subject to Planning Permission
- Direct Access at the Rear to Footpath Leading to Bodenham Lakes
- Superb Walled Front Entrance Drive with Parking for 8-10 Cars
- Small Lawned Walled Garden to the Front of Coach House with Additional Parking

## THE SITUATION

- Situated in the Popular Rural Village of Bodenham with Church, Primary School, Pub & Village Hall
- Leominster 7 Miles, Hereford 8 Miles with Local Amenities & Mainline Stations
- Bromyard 12 Miles, Ledbury 16 Miles, Ludlow 18 Miles













## PRACTICALITIES

- Mains Gas, Electricity & Water
- Private Drainage
- Mains Gas Fired Central Heating
- Full Fibre Broadband
- Council Tax Band F – Herefordshire Council

## POSTCODE & DIRECTIONS

What3Words: nery.port.unfit

HR1 3JX Heading north on the A49 from Hereford toward Leominster, pass the turning to Wellington on the left and as road climbs Dinmore Hill take the small turning right to Bodenham. Travel for 2 miles into the village and the property is on the right hand side. If approaching from the A417 heading towards Leominster turn left opposite the Village Hall signed to Bodenham. Immediately after The England's Gate Inn turn right and follow the road into the village, approximately 200 yds after the bridge the property is on the left hand side.

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents:  
Country & Classic: 01531 888388

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

  
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