



# Prior House

Stoke Prior, Leominster, Herefordshire, HR6 0NB



COUNTRY & CLASSIC

## Prior House

Detached Four Bedroom Family House with Stables and 7 Acres of Pasture. South West Facing with Beautifully Presented, Light Spacious Rooms & Attractive Period Features Throughout. Situated in a Rural Position enjoying Fabulous Far Reaching Views. On the Edge of the Village of Stoke Prior, close to Leominster

### THE PROPERTY

- Attractive Hallway with Flagstone Flooring
- Large Light Kitchen with Fully Fitted Units, Marble Worktop & Electric Aga. Tiled Floor, Lovely Deep Window Sills & Cosy Window Seat. Stable Door to:
- Rear Kitchen/Utility Room with Flagstone Flooring & Back Door
- Large Double Aspect Sitting Room with Open Fire & French Doors
- Good Sized Study/Office with Bespoke Desk & Shelving, Feature Round Window to Hallway
- Downstairs Toilet
- Main Bedroom with Vaulted Ceiling & Feature Beams, Two South Facing Windows with Deep Sills, Walk In Wardrobe & Ensuite Shower Room
- Two Further Double Bedrooms with Feature Beams & South Facing Windows
- Single Bedroom with Bespoke Cabin Bed
- Pretty Family Bathroom

### THE OUTSIDE

- Front Lawned Garden & South West Facing Terrace
- Rear Garden with Raised Beds
- Store Shed
- 6.7 Acres of Good Pasture with a Variety of Mature Trees
- Modern Stable Block with Two Stables & Tack Room
- In and Out Driveway

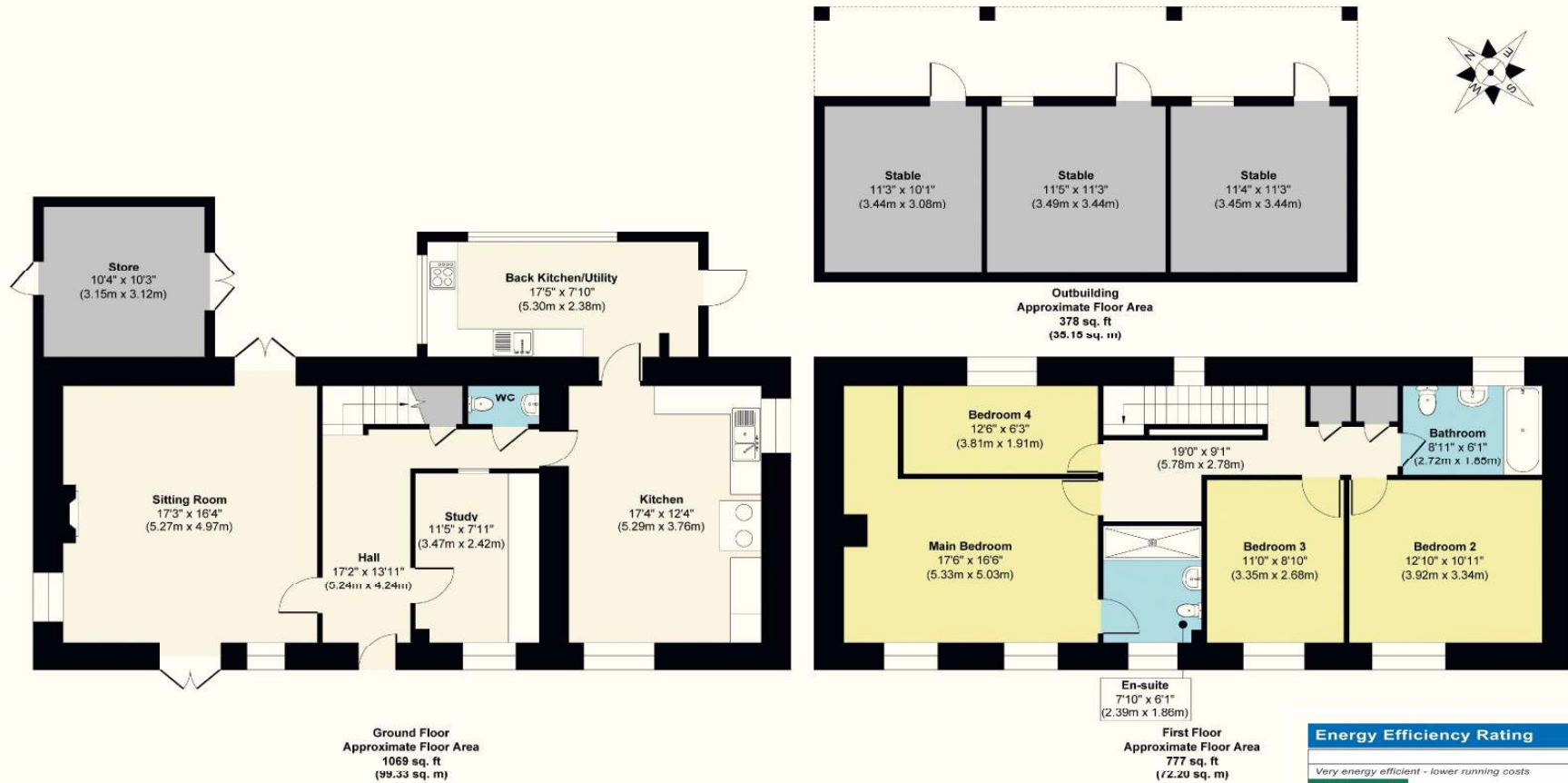




# FLOOR PLANS

Total Approx. Floor Area 2224 Sq. Ft. (207 Sq. M.)

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**Approx. Gross Internal Floor Area**  
Main House = 1846 sq. ft / 171.53 sq. m  
Outbuilding = 378 sq. ft / 35.15 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





## THE SITUATION

- Quiet Rural Location on the Edge of the Village of Stoke Prior
- Excellent Walking & Riding from the Door
- South West Facing with Fabulous Views
- Leominster 3 Miles, Bromyard 9.5 Miles Hereford 11 Miles, Worcester 24 Miles
- Mainline Stations in both Leominster & Hereford

## PRACTICALITIES

- Council Tax Band F – Herefordshire Council
- Oil Fired Central Heating
- Double Glazed Throughout
- Mains Electricity & Water
- Private Drainage
- Broadband is Available

## DIRECTIONS

What3Words: noting.hypocrite.magically  
HR6 0NB – Sat nav is not quite accurate. Travelling on the A44 towards Leominster at a staggered crossroads take the left turn signed to Stoke Prior, Humber & Risbury. After ¾ mile at the small cross roads turn left towards Risbury. After 1 mile turn right to Stoke Prior and follow the lane for ¾ mile into the village. At the junction in the village turn right signed to Leominster and continue for just over ½ mile and the property can be found on the right hand side just after Wheelbarrow Castle. From the A49 travelling towards Leominster turn right on to a little lane signed to the Golf Course & Stoke Prior. Travel for 1.25 miles into the centre of the village and turn left towards Leominster and follow directions as above.

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents.

  
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&  
CLASSIC

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