

# Priors Millwood Farm St Weonards



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## Priors Millwood Farm St Weonards, Herefordshire

This is a rare opportunity to acquire a charming three-bedroom detached stone cottage nestled in approximately 0.43 acres of mature gardens, set in a desirable village location. In need of modernisation, offering spacious and versatile accommodation over two floors with a wealth of character features throughout. Private driveway with parking for multiple vehicles.

### Asking price of £495,000 Freehold

Traditionally constructed with a combination of wooden-framed and uPVC windows and doors set under pitched tiled roofs. Internal features include original exposed beams and trusses, vertically boarded ledged and braced doors with Suffolk latches, wooden boarded walls, stone-cut lintels, and ceramic tiled flooring. An oil-fired central heating system provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the paved driveway through a part-glazed wooden door into:**

**PORCH: 1.74m x 2.22m (5'9" x 7'3")**

Stone low-level wall with glazing to three sides and lean-to roof. Door into:

**KITCHEN/DINING ROOM: 8.17m x 2.99m (26'10" x 9'10")**

A generously proportioned room with dual aspect windows to the back and sides. Laminate worktop along three walls with tiled splashback surround, inset sink and side drainer, and four-ring electric hob with extraction hood over. A range of wooden panelled cupboards and drawers set under with space and plumbing for dishwasher. Complementary tall unit housing oven/grill and space for fridge freezer. Integrated larder cupboard with full height shelving. Door into:

**INNER HALLWAY:**

Staircase with wooden balustrading and square newel posts up to first-floor landing. Understairs storage cupboard. Doors into

**SNUG: 3.72m x 3.34m (12'2" x 10'11")**

Window opening into garden room. Exposed stonework along one wall with recess for original fireplace and bread oven. Opening into:

**GARDEN ROOM: 2.67m x 5.58m (8'9" x 18'4")**

Stone low-level wall with glazing to three sides and lean-to roof.

**LIVING ROOM: 3.65m x 3.31m (11'12" x 10'10")**

Window to front with pretty garden views. Exposed stone fireplace housing wood burner set on matching stone-cut hearth.

**CLOAK ROOM:**

Frosted window to side. Suite comprising a low-level W.C. and Belfast style sink with mixer tap. Space and plumbing for washing machine/tumble drier. Recess with full height shelving.

**From inner hallway up turning staircase to:****FIRST FLOOR LANDING:**

Window to side with far-reaching countryside views. Airing cupboard with full height wooden slatted shelving along three sides and hot water cylinder. Doors into the following:

**BEDROOM ONE: 5.59m x 2.96m (18'4" x 9'9")**

Dual aspect windows to back and side elevation with far-reaching countryside views. Roof access hatch. Door into:

**EN-SUITE BATHROOM:**

Window to back and frosted window to side. Suite comprising a low-level W.C., pedestal wash basin, panelled bath, and fully tiled corner shower enclosure. Extraction fan at high level.

**BEDROOM THREE: 3.70m x 3.64m (12'2" x 11'11")**

Window to front with garden views. Roof access hatch.

**BEDROOM TWO: 3.68m x 3.32m (12'1" x 10'11")**

Window to front with garden views.

**SHOWER ROOM:**

Frosted window to side. White suite comprising a low-level W.C., pedestal wash basin, and fully tiled corner shower enclosure. Extraction fan at high level. Chrome ladder style radiator.

**OUTSIDE:**

The property is approached from the quiet country lane through a gated entrance leading to a key block parking area with space for multiple vehicles. A paved pathway wraps around the perimeter of the house leading to a series of greenhouses and wooden constructed outbuildings ideal for garden storage. Adjoining the garden room, an extensive sun terrace with a raised seating area, three ponds, and terraced rockery gardens with an abundance of interspersed flowers and plants. A meandering footpath runs through the middle of the upper grounds which are chiefly laid to lawn with well-stocked herbaceous borders and staggered mature trees. Set to the side, a wooden constructed pergola enjoying excellent levels of privacy enclosed on one side by a blossoming buddleia bush. The gardens have secondary vehicular access via two five-bar metal gates. Boundaries are a combination of stone wall, wooden fencing, and hedgerow.

**SERVICES:**

Mains electric and water. Private drainage and an oil-fired central heating system. Council Tax Band E. EPC Rating D.

**DIRECTIONS:**

From Monmouth take A466, through the Buckholt and Llancloudy. Upon entering St Weonards take the left turning for Orcop and follow this road for approximately 0.6 miles then take a left. Continue along the road for a short distance and Prior Millwood can be found on the right-hand side as the road bends.

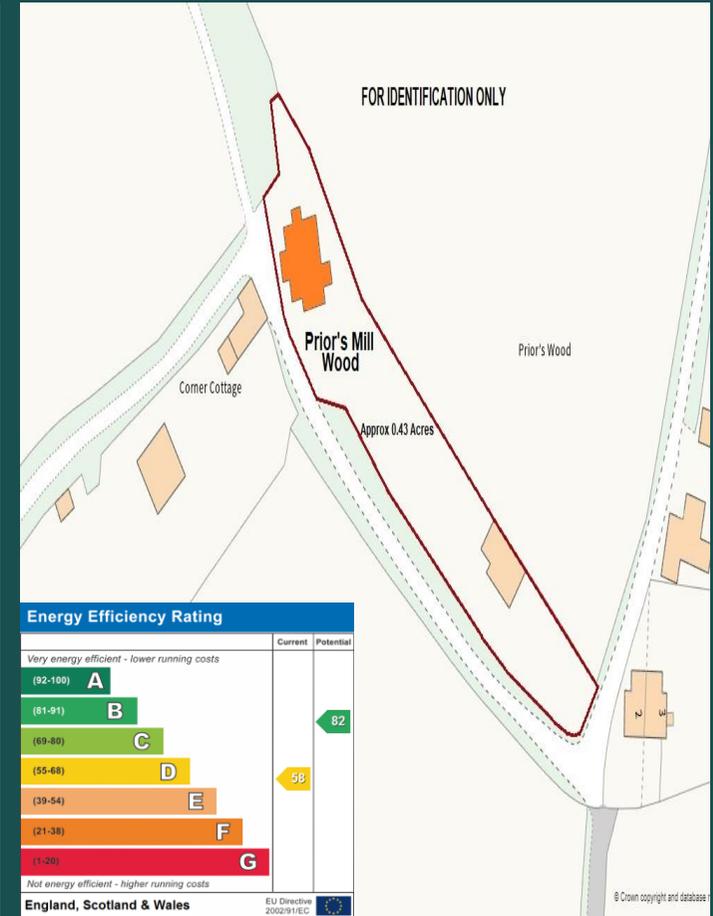
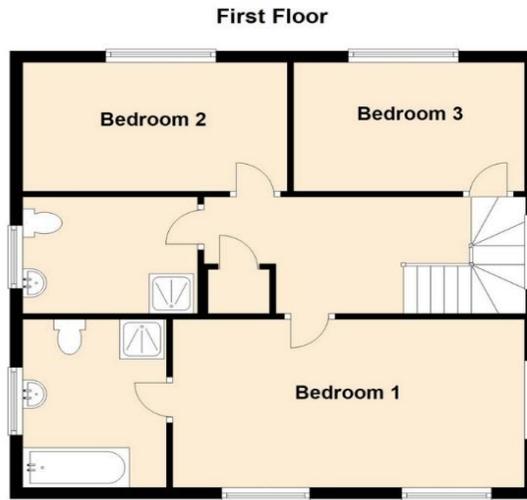
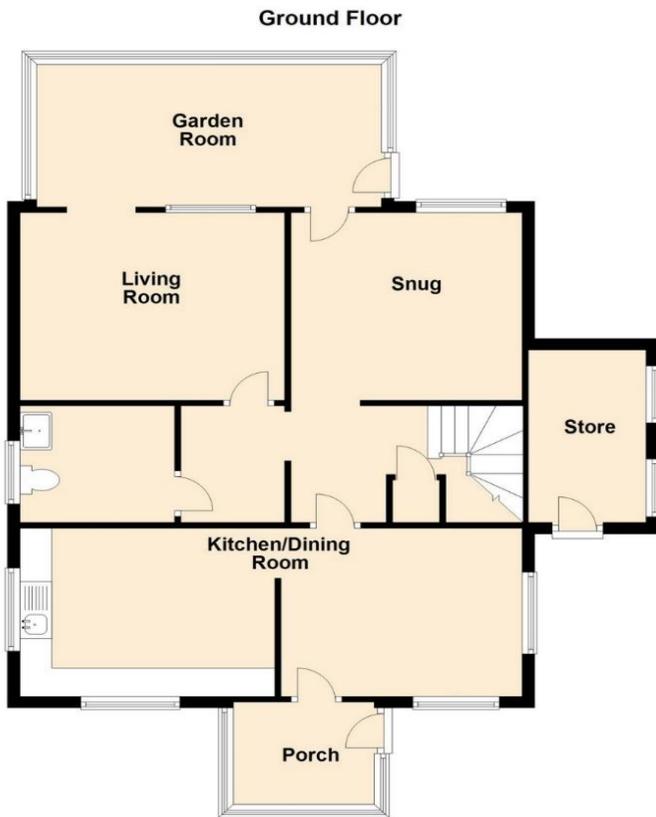
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- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.









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