

THE OLD VICARAGE



**BENGOUGH**



THE OLD VICARAGE

MONKLAND + NR LEOMINSTER
HEREFORDSHIRE + HR6 9DB

*A substantial Victorian vicarage
with fine southerly views*

Hall + Dining Room + Study + Drawing Room
Kitchen/Breakfast Room + Utility Room + Larder

Cellar

Six bedrooms + Four Bathrooms (Two ensuite)
Dressing Room/Nursery + Storeroom

Garaging + Mature Gardens

In all about 1.5 acres

Leominster 2 miles + Ludlow 12 miles + Hereford 12 miles
(All distances are approximate)

*These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice
on the last page of the text.*



LOCATION

The Old Vicarage is well located for the market towns of Ludlow and Leominster (market day Friday). The City of Hereford, to the south, also provides additional and excellent facilities. Leominster station is on the Manchester to Cardiff line, with trains to London changing at Newport or direct from Hereford. The area is also renowned for its great choice of schools including among others, Moor Park towards Ludlow, Hereford Cathedral School and Lucton, as well as several Ofsted outstanding primary schools.

FOR SALE

The Old Vicarage is late Victorian and was significantly larger than it is today. It has recently been modernised. Most windows are double glazed. Two large ensuite bathrooms have been created as well as an arched link through to the Drawing Room from the Kitchen, expanding the open planned arrangement. The garden has been redesigned and opened up to enhance and enjoy the wonderful views.

There is ample parking at the front of the house and to one side, utilising the garaging. Steps up to the front door lead into a large Hall which includes the main staircase and a cloakroom. The Dining Room is an elegant formal room with a gas fireplace and the Study/Office is conveniently positioned.





The Drawing Room has a wood burning stove and a door directly out on to the loggia and garden. The archway links through to the fully fitted Kitchen and Breakfast Room. Off the rear Hall with back doors to the side and front of the house, is a larder with a sink and plumbing for a washing machine and a large pantry. A door gives access to the cellar.

Off the large landing on the first floor with a linen and airing cupboard is the master bedroom enjoying the wonderful southerly views, with fitted cupboards and a large ensuite bathroom with underfloor heating, double wash basins,



a roll top bath, walk in shower and wc. There are two further bedrooms, a dressing room/nursery and a bathroom with bath and a separate shower and wc.

On the top floor there are three further bedrooms, of which the main guest bedroom has an ensuite bathroom with roll top bath, wc, wash basin and walk in shower. There is a further large guest bedroom and a third bedroom as well as a useful store room. A separate bathroom with an attractive fireplace, roll top bath, washbasin, wc and walk in shower serves these bedrooms.

THE GARDENS AND GROUNDS

A tall Wellingtonia and Western Hemlock along the drive, identify The Old Vicarage. The garden on the west side extends out from the house and the paved patio with its pergola is ideally set up for entertaining. Part of the garden is sheltered by a high brick wall, beside which is the greenhouse, various garden sheds and the vegetable garden. There is a great variety of pear, plum and apple trees at the far end of the garden and the panoramic views beyond the park railings on the south side are fabulous.

SERVICES

Mains water and electricity. Private drainage. The Okofen PES 32kw biomass pellet boiler benefits from RHI payments to June 2022. Current payments are about £1,590, payable quarterly. The pellet store is in the garage. The LPG tank provides gas for the cooker and dining room fire. There are solar panels on the roof boosting the domestic hot water supply.

FIXTURES AND FITTINGS

The fitted carpets are included. Light fittings, curtains, blinds, garden ornaments and the robotic lawn mower may be available by way of separate negotiation.

DIRECTIONS

Take the A44 out of Leominster and in to Monkland. The entrance to The Old Vicarage is on the left hand side after about half a mile and just before the Monkland Arms and



opposite the turning to the Monkland Cheese Dairy. Ignore the post code which takes you into the middle of the village.

VIEWING

By appointment with the selling agent.
Tel: 01568 720159.



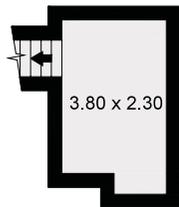
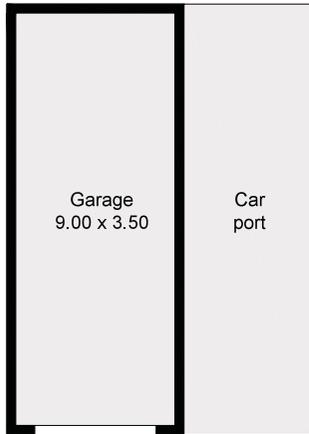
Approximate Gross Internal Floor Area

House: 385.1 sq m (4,144.6 sq ft)

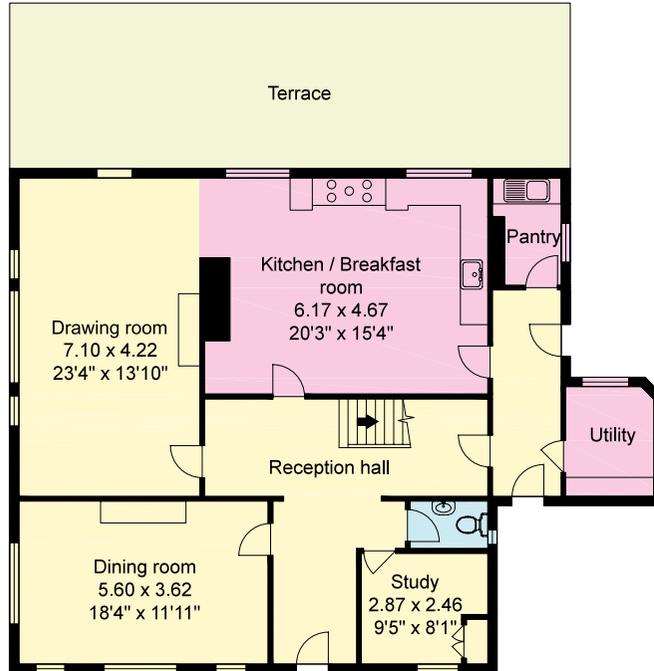
Garage: 32 sq m (345 sq ft)



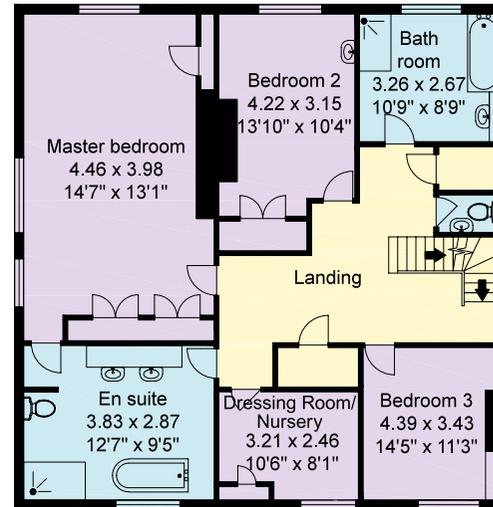
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



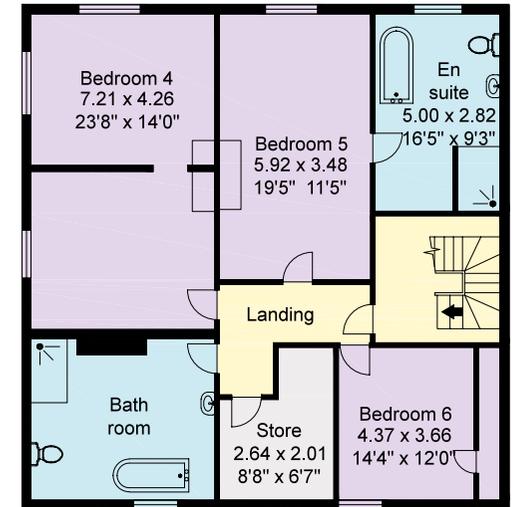
Cellar



Ground Floor



First Floor



Second Floor



01568 720159

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Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Bengough in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Bengough nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated May 2020. Photographs dated May 2020.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			57
(39-54) E			
(21-38) F		30	
(1-20) G			
Not energy efficient - higher running costs			



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