

STAUNTON COTTAGE

Guide price: £435,000



“A pretty cottage that’s full of character”

Staunton on Arrow, Herefordshire

A pretty, three-bedroom property with bags of character, Staunton Cottage offers versatile accommodation over three floors and enjoys a glorious, peaceful, rural position looking out across the adjoining fields.

- Versatile layout
- New central heating boiler
- Garage
- Rural outlook
- Ample parking
- No adjacent neighbours



The cottage's main entrance lies to the front: a welcoming, enclosed porch which leads into the main living area. However it's the side entrance which undoubtedly gets the most use, a pretty timber canopied porch leading in from the front garden: the perfect spot for removing your muddy boots after a productive morning in the garden.

This leads through into the kitchen with a good number of fitted units and cupboards for all those kitchen essentials. A good, square room, the kitchen is large enough to accommodate a breakfasting table. Although the heart of this home is the sitting and dining space: a large, versatile room with exposed beams and a log burning stove - the two areas separated by a set of central stairs leading up to the first floor.

Off the sitting area there is also a full-width study area, a useful addition for those who now work from home. Past this, lies the master bedroom with adjoining en suite. The bedroom's vaulted ceiling with exposed beams giving this room a spacious and airy feel, with windows looking out to the side and rear gardens. The room has a separate, side access to the garden making it perfect for use as a separate guest wing or accommodation for a dependent relative.

A bathroom and separate utility room complete the downstairs. Two further bedrooms can be found on the first floor.

Outside: Turn into the property and onto a full-length driveway to the front, offering plenty of parking. The driveway is headed by a wooden garage/ storage. From the driveway, a winding path leads you through a large lawn area to the cottage. The path continues along flower borders, across the front of the house, past a greenhouse to another good-sized lawn area boarded by mature shrubs and hedging.



Area: A pretty, rural area of northwest Herefordshire, Staunton on Arrow has a village church and is a great base for country pursuits and walks. The black and white village of Pembridge lies just a couple of miles east and is home to pubs, cafes and independent shops. The larger market towns of Leominster and Kington are a little further away and offer all the amenities you would expect.



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