



Church House  
Adforton, Leintwardine, Herefordshire, SY7 0ND



# A beautiful Grade II listed property that has been finished to an exceptional standard offering flexible secondary accommodation and wonderful gardens.

Wigmore 1.5 miles, Leintwardine 2 miles, Ludlow 10 miles, Hereford 22 miles

Entrance hall | Sitting room | Study | Kitchen/breakfast room | Utility room | Dining room | Snug | Four bedrooms (one en-suite) | Family bathroom | Shower room | One bedroom Annexe  
Two holiday pods | Double carport with garage & log store | Hobby room | Gardens extending to about 1.5 acres

## The Property

Church House is a beautifully presented period property sitting within the heart of an idyllic rural village. The property has been extensively renovated and combines a beautiful combination of period and modern features.

Upon entering the property, there is a wooden porch, you are welcomed to a spacious entrance hall leading to the main reception rooms. The entrance hall has wooden flooring and a staircase. To the left is the wonderful sitting room which offers a large stone inglenook fireplace with a wood burning stove. There are also exposed beams. From the sitting room, the kitchen/breakfast room can be accessed. The kitchen is a beautifully finished room which offers fully fitted units with quartz worktops and appliances including a Fisher & Paykel electric oven with gas hob, a dishwasher and a dryer. The kitchen has a

beautiful skylight and garden doors leading out to the terrace, ideal for seasonal al-fresco dining and entertaining. Adjacent to the kitchen is the utility room with original quarry tiling, plumbing for washing facilities and a sink. The dining room is a spacious room and to the right is the snug, which offers an inglenook fire place housing a Clearview wood burning stove.

On the first floor, the principal bedroom is spacious and offers a modern en-suite shower room. There are three further double bedrooms, two of the bedrooms enjoy views of the gardens. There is a family bathroom and a shower room that have both been finished to a superb standard.

## Outside

The property benefits from exceptional external space with gardens extending to around 1.5 acres in total, which are mainly laid to lawn. The property enjoys terrace space wrapped around the property which is perfect for al-fresco dining. There is a superb hobby room, which is ideal for entertaining and could be used for a wide range of possibilities with full power. The hobby room has double glazed doors accessed from the terrace. There is extensive parking space with automatic flood lights. There are two oak pods that are being finalised, which could also be used for a wide range of possibilities. There is a large oak-framed double carport with a garage and a log store.







## The Annexe

There is a superb separate annexe which offers an open plan kitchen/living room fitted with units, a cooker and a sink. The living room has double glazed doors. There is one double bedroom and a shower room.

The annexe provides superb additional accommodation and can be used for multi-generational living, holiday letting and much more.

There is a healthy income stream from the property. Further details available from the agents.

## Situation

The property is situated in the rural village of Adforton, which is just 2 miles south of the superb village of Leintwardine which offers day-to-day amenities including a village shop, a petrol station, butchers, pubs and much more.

Just further afield, the historic and vibrant market town of Ludlow offers more facilities. For a wider shopping experience, Hereford and Shrewsbury can be reached at a good distance.

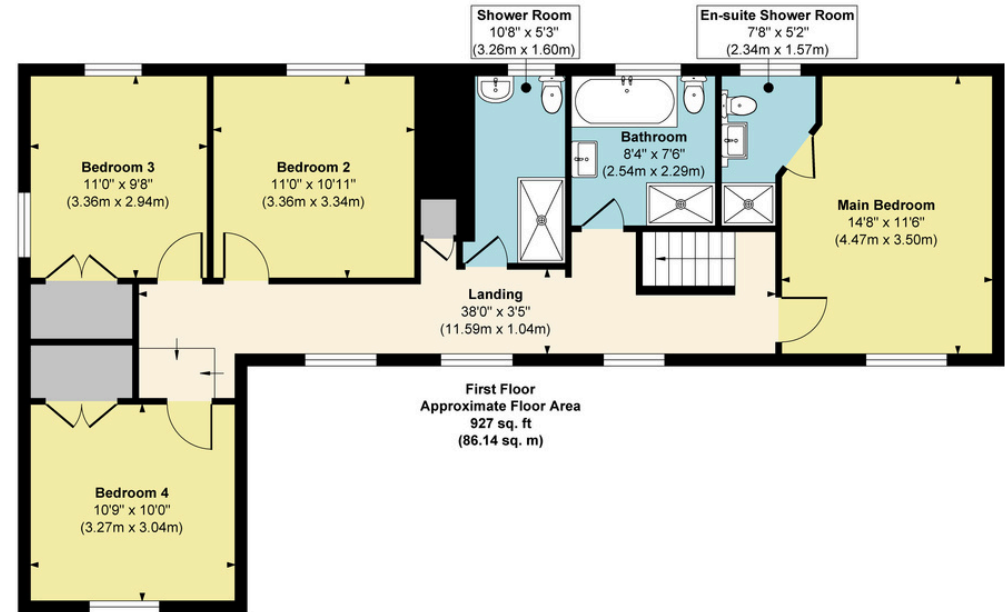
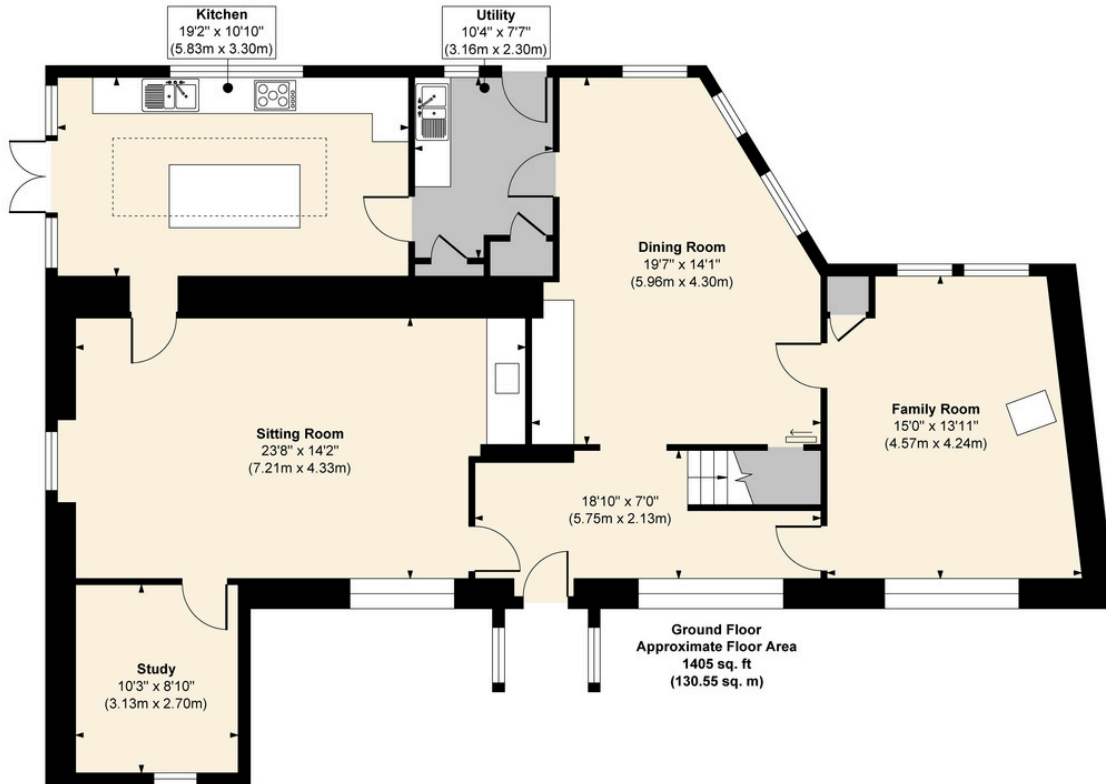
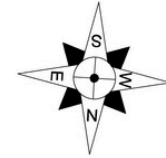
Schooling in the area is good at Leintwardine, Wigmore, Ludlow and Knighton. Local independent schools include: Moor Park, Bedstone College and Lucton School are all within a reachable distance.

Connections in the area are good with a train station in Ludlow and Craven Arms and the A49 can be easily reached, connecting to the wider motorway network.





# Church House, Adforton, Herefordshire, SY7 0ND



**Approx. Gross Internal Floor Area**  
**Main House = 2332 sq. ft / 216.69 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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### Approx. Gross Internal Floor Area

**Annexe = 496 sq. ft / 46.16 sq. m**

**Garage = 332 sq. ft / 30.93 sq. m**

**Store = 229 sq. ft / 21.34 sq. m**

**Pods = 162 sq. ft / 15.18 sq. m**

**Studio = 247 sq. ft / 23.03 sq. m**

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**Directions:** From Ludlow, proceed north on the A49 for a couple of miles and turn left signposted for Knighton A4113. Continue on this road, proceeding through Leintwardine and continue until you reach Adforton. Proceed in to the village and find the property next to the church on your right hand side indicated by its name plaque.

What3words - ///variances.extreme.acre

**Local Authority:** Herefordshire Council.

**Services:** Mains water and electricity.  
Private drainage.

**Council Tax:** Band F. The annexe has a separate council tax band.

**Wayleaves, easements and rights of way:**  
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**Viewings:** Strictly by appointment via Mark Wiggin Estate Agents.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have 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). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 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. Particulars dated January 2024. Photographs dated January 2024. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX