



Wetmore, Deerfold, Lingen, Shropshire, SY7 0EE

Offers in the region of £550,000



Holters
Local Agent, National Exposure

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Cannot find the perfect countryside home? Do not let this dampen your spirits because Wetmore could be just what you have been waiting for! Offering 2 double bedrooms, 3 reception rooms and beautiful views, this stunning detached cottage is set in approx. 2/3 of an acre and has no near neighbours.

Key Features

- An Immaculate Detached Cottage
- Fully Renovated to a Very High Standard
- 2 Double Bedrooms, 3 Reception Rooms & 2 Bathrooms
- Set in Approx. 2/3 of an Acre
- Distant Views Across Adjoining Countryside
- Rural Location with No Near Neighbours
- Triple Bay Out-Building/Workshop/Garage
- Landscaped Gardens & a Detached Studio/Office
- Parking for Numerous Vehicles
- Found on the Herefordshire/Shropshire Border
- Approx. 1 Mile from the Village of Lingen

The Property

Introducing Wetmore, which is a truly magnificent, fully refurbished detached cottage located just outside the popular village of Lingen which lies on the rural Herefordshire/Shropshire border and sits in approximately 2/3 of an acre of landscaped gardens and enjoys fantastic distant views across the adjoining open countryside.

Originally built circa mid 19th century, this fabulous property has been beautifully renovated to an extremely high standard by the current owner over the past 5 years leaving no stone left un-turned while retaining many character features. Having more or less every detail either renewed or upgraded from what was previously a very tired and dated house this stunning dwelling has had a complete overhaul from the central heating to the kitchen and from the windows and doors to the electrics and roof. The quality certainly does not finish inside with Wetmore offering parking for numerous vehicles, a triple bay out-building/garage/workshop (9m W x 5.5m L) and a detached studio/office (4.1m W x 2.9m L) with both fitted with power and lighting. Worthy of particular note, the beautiful south-west facing gardens are largely laid to lawn and wild, while there is a patio area directly outside the cottage, as well as a suspended and elevated decked seating area found at the top of the garden which overlooks the entire property and surrounding countryside. Under the canopy of

an oak tree this is the perfect spot to unwind on a warm summers evening.

Rural, but by no means isolated, Wetmore is conveniently situated approximately 1 mile from the popular village of Lingen which boasts a close knit community and centres around the village pub, The Royal George! Offering privacy and seclusion, Wetmore is centrally located just 5 miles from the popular market town of Presteigne, 9 miles from the border town of Knighton and 4 miles from the much larger and historic village of Wigmore. Slightly further afield Ludlow is 12 miles to the east.

Approached over a gravelled driveway, an oak lean-to porch shelters the stable entrance door, which leads into the kitchen diner. A door from the kitchen diner, leads into a small hall where the 'official' front door is found, as well as further doors opening into the living room and an understairs storage cupboard. The living room is a light and airy space offering dual aspects to the front and rear and includes a feature wood-burning stove, double doors opening out the patio area and stairs rising to the first floor accommodation. Another door leads into the useful utility, which accesses the study, the downstairs W.C and outside to the patio. On the first floor, a landing area gives way to the 2 double bedrooms and the bathroom. The choice for the principle bedroom is yours! The larger of the two bedrooms has the benefit of direct access into the bathroom, wardrobe space and double doors opening out to a splendid balcony, which attracts the morning sun, while the other bedroom enjoys equally as impressive views, as well as the addition of a private en-suite shower room.

Offering the tranquillity so many of us desire, Wetmore could be just what you are looking for if no near neighbours, distant views, natural wildlife, sizeable gardens and beautiful countryside is what you are after!

The Location

Wetmore occupies an idyllic, rural setting

approximately 1 mile from the village of Lingen right on the Herefordshire/Shropshire border. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits including the Lingen Loop and the Mortimer Trail.

Lingen is a close knit and friendly community which embraces the 'laid back', tranquil lifestyle and is nestled between the popular market town of Presteigne (5 miles south-west), border town of Knighton (9 miles north-west) and the much larger and historic village of Wigmore (4 miles east). The village offers useful facilities to include a church, village hall which has a number of active social groups and clubs throughout the year and a public house.

The nearest town to Lingen, Presteigne sits alongside the river Lugg, at the corner of the three counties of Shropshire, Herefordshire and Powys, within a short drive from Hay-On-Wye, Hereford, Ludlow and Shrewsbury, surrounded by beautiful, unspoilt countryside, perfect for walking and cycle rides and was voted one of the Daily Telegraphs top ten small towns to live.

Just to the west are Radnor Forest and Offa's Dyke. Go slightly south west and you can browse the book shops of Hay-On-Wye, and to the east you can sample the renowned culinary delights of Ludlow. Hereford, with its Cathedral, is 22 miles away and in between there are activities and visits to satisfy a whole variety of tastes. The High Street has a good range of individual shops, restaurants, pubs, hotels and services. There's even a Michelin starred restaurant five miles outside Presteigne. Throughout the year the senses are served with a range of musical and arts based events; The Presteigne Music Festival is a prestigious and internationally



renowned regular event and throughout the year other musical events provide a rich and eclectic menu. There is a calendar of high quality art exhibitions throughout the year, whilst the Church of St Andrew's permanently houses its own treasure, a 16th century Flemish Tapestry.

The Judge's Lodging museum, a Georgian Court House complete with cells, courtroom and living quarters has been classed as Britain's Best Hidden Gem. The town is home to educational facilities to suit all ages, Presteigne Primary School is under a mile away and the newly reformed John Beddoes Campus provides secondary education up to GCSE level, acting as a campus of Newtown High School. Sports clubs in the area are renowned after various successes across Wales, including Presteigne Saint Andrews Football Club, Presteigne Bowling Club, Cricket Club and a ladies Hockey Team.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Herefordshire Council - Band D. Charge for 2024/25 is £2,326.53.

Services

We are informed the property is connected to mains electricity. Private water and private septic tank drainage.

Heating

LP gas fired central heating and a wood-burning stove

Nearest Towns/Cities

- Wigmore - Approximately 4 miles
- Presteigne - Approximately 5 miles
- Knighton - Approximately 9 miles
- Kington - Approximately 11 miles
- Leominster - Approximately 11 miles
- Ludlow - Approximately 12 miles
- Craven Arms - Approximately 14 miles
- Bishops Castle - Approximately 19 miles
- Hereford - Approximately 22 miles
- Llandrindod Wells - Approximately 26 miles
- Builth Wells - Approximately 27 miles

What3words

happier.doll.appealing

Directions

As you enter the village travelling from the Ludlow direction, turn left in the middle of the village before The Royal George pub and continue on this lane out of the village and up the hill for approximately 0.5 miles. At the top of the hill an old Dutch barn is located on the left, while a 'no through road' sign is located opposite on the

right. Take this turn down the unmaintained council road and the property is located at the end of the land after approx. 0.5 miles.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

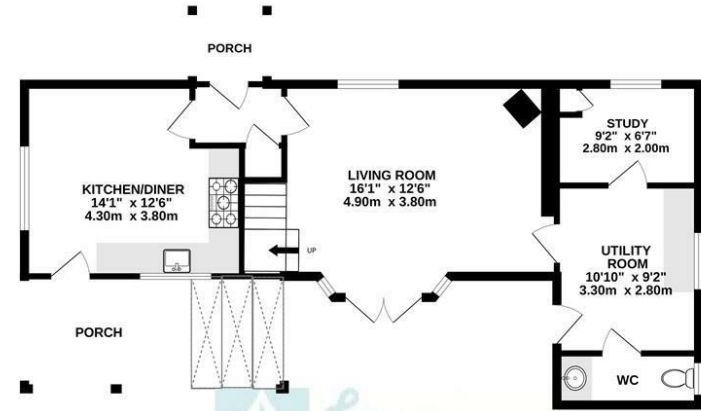
Wayleaves, Easements and Rights of Way

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.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

