



Hillerton Fold, Shobdon, HR6 9NE
Offers In The Region Of £539,000

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Hillerton Fold Shobdon

Look at the virtual tour of this beautiful detached property located in a desirable spot in popular Shobdon. Offering versatile and very well-presented accommodation throughout. Gardens and driveway amounting to around 0.3 acre.

- SUPER VILLAGE LOCATION
- VILLAGE SHOP AND SCHOOL
- COUNTRYSIDE WALKS
- GENEROUS GARDEN
- READY TO MOVE INTO
- DETACHED DOUBLE GARAGE
- TWO SHOWER ROOMS

Material Information

Offers In The Region Of £539,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: E

EPC: C (75)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

This super detached home offered for sale in excellent condition in this sought-after area of Shobdon. Occupying around a 0.3 acre plot and within very easy reach of the local shop and primary school. The property offers versatile accommodation throughout including a beautiful fitted kitchen and high specification sun room, with the latter looking out onto the garden. Ample driveway parking and a detached double garage. Internal inspection considered essential.

Property Description

Entry into the hallway with the living room immediately to the left with feature fireplace and a box window to the front. There is open plan access into the lovely sun room with french doors leading to the garden and a vaulted window ceiling allowing plenty of natural light into this super space. To the right off the hallway there is the immaculate kitchen which is fitted with quartz worktops and integrated appliances. There is a window to the side and a pretty box window to the front. Off the kitchen is a cosy dining area with a window looking out onto the rear garden. The utility room also benefits from quartz worktops along with a sink and a range of cupboards, one of which houses the boiler. There is a door leading to the garden. At the top of the hallway is the downstairs shower room which is fitted with a three piece suite. Lastly to the ground floor there is a bedroom with a window looking out to the garden. To the first floor there are two further bedrooms, an office/further single bedroom and another shower room.

Gardens

The gardens and plot amount to around 0.3 acres, mainly laid to lawn with patio areas, one with an attractive pergola, ideal for dining al fresco.

Garage and parking

The property benefits from driveway parking for several cars as well as a detached double garage.

Services

All mains services available

Tenure

Freehold

Council Tax

Herefordshire Council Band E

Location

Shobdon situated in north Herefordshire is surrounded by delightful rural views and within close proximity of the popular Wigmore High School. This village retains a sense of community and life, boasting a wealth of local amenities including a well stocked village shop, post office, church and primary school. Shobdon lies approximately 8 miles from the market town of Leominster where additional shopping and recreational facilities can be found.

Please note that the dimensions stated are taken from internal wall to internal wall.

Directions

From Leominster enter the village of Shobdon, turn right just before the village shop and post office on the left hand side. Follow to the top and the property is situated on the right just after the right turn.

