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LAND & NEW HOMES

Copper Hall South Street

Leominster, HR6 8JN

Price £650,000



PROPERTY DESCRIPTION

HOUSE AND ANNEXE

A unique opportunity to acquire a beautifully presented, detached, six bedroom house with an attached, two bedroom annexe, within close walking distance to the historic market town of Leominster. The property, originally thought to be two cottages converted into one in the 17th century, has been extended over the years and enjoys extensive, flexible accommodation with the opportunity for multi-generational living and/or airbnb. In addition the landscaped garden bursts with mature plants, shrubs and flowers, is enclosed and is south facing. There is a garage, cellar and ample parking on the driveway. Viewing is highly recommended to appreciate this property and what it has to offer.

Introduction

This impressive detached home which is situated in the market town of Leominster has accommodation comprising; entrance hall, cloakroom, reception room, living room, kitchen, utility room, study, conservatory, sitting room, six bedrooms, three en-suites, two family bathrooms and a storage attic. The annexe comprises; entrance, living room, kitchen, two bedrooms, one en-suite and a shower room. In addition there is a cellar and single garage. The property boasts a mature garden and driveway parking.

FEATURES

- Detached period home
- Two bedroom annexe
- Six bedrooms, three en-suite
- Four reception rooms
- Enclosed garden
- Garage and parking
- Prominent town location



Property description

The front door opens into the entrance hall where you are immediately greeted by high ceilings and light accommodation which flows throughout this extensive home. The entrance provides space for furniture and has a cloakroom with a WC and basin. From the entrance a door opens to the first reception room which is sizeable and boasts exposed timbers and a stone fireplace with wooden mantle. There is a window to the side, space for a table and chairs and the staircase to the first floor. From the reception room is the living room which is most impressive. The space is substantial with three windows including a bay to the front and glass panelled door to the side. There is oak flooring, exposed ceiling timbers and ample space for furniture. The room is ideal for entertaining guests. From the reception room to the right is access to the kitchen/breakfast room which has quarry floor tiles. There are base units, a pantry cupboard, Belfast sink, space for a dishwasher and fridge freezer and space for a Range oven. An opening leads to the utility room where there are additional base units with a stainless steel sink. There is space for a washing machine, tumble dryer and fridge freezer. There is a door which provides access to the front. Another opening leads to the

study where there is a window to the rear. This could be a great place for a child to do their homework yet still being a part of the family area. The conservatory which has triple aspect windows including French doors which open to the patio and extend entertaining in the warmer months. From the kitchen is the sitting room which has a fireplace with space for an electric fire and large patio doors which open to the garden and allow natural light to flood the room. This is a lovely place to sit watching the birds come and go.

The staircase rises to the first floor landing where there is the staircase to the second floor and a large airing cupboard. Bedroom one is a good sized double room with a window to the side and an en-suite shower room. Bedroom two and three are both double sized each having an en-suite fitted with a WC, basin and shower. The family bathroom is located on this floor. There is a slipper bath to the centre of the room, WC, basin and a separate shower room. From the first floor landing the staircase rises to the second floor. This floor would be ideal for children to have as their own. Bedroom four is a double with a window to the front and a dressing area. Bedroom five is a double with a Velux window. The sixth bedroom is a double and is currently





set up as a TV room with a sofa. There is a door opening to the loft space within the eaves which is substantial and provides storage. The bathroom is fitted with a WC, basin and a bath which has a shower over.

Annexe

The front door opens into the entrance hall where there is space for coats and shoes. The living room has ample space for furniture and French doors opening to the garden. An opening leads to the kitchen which has ample wall and base units, a hob, stainless steel sink and fridge. The main bedroom is a double sized room with built in wardrobes and an en-suite which is fitted with a WC, basin and bath. Bedroom two is a double. The shower room is fitted with WC, basin and a shower cubicle.

Garden

The garden is very well established and has been carefully planned and maintained by the current vendors. There is an area laid to lawn with many mature shrubs and plants. Borders burst with colourful flowers in the summer months and there are established trees. There is a substantial patio to dine and entertain in the warm weather and space to put a hot tub. All in all the garden is a beautiful place to relax with various seating areas.

Garage and parking

The garage is a single with light and power. There is ample parking space on the property driveway for a number of cars.

Services

All mains services are connected. Herefordshire Council Tax Band F

Holiday Let

The vendors currently advertise the Annexe on Booking.com and it is ran successfully. They have bookings throughout the year which can be discussed on a viewing. The property rating is currently 9.8.. The OR code is locted on the photographs for more information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D		
39-54	E	48 e	
21-38	F		
1-20	G		







Ground Floor

Approximate total area⁽¹⁾

2289.27 ft²
212.68 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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