



The Old Station House, Almeley, HR3 6LB  
Price £495,000

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# The Old Station House, Almeley

A truly unique opportunity to acquire a former train station which has been fully renovated and transformed into a fantastic home. The Old Station House is situated on the outskirts of the popular village of Almeley and surrounded by the beautiful Herefordshire countryside. Having been sensitively restored by the current vendors the property boasts the original platform, character features such as high ceilings and paneling throughout the home and approximately 0.45 acres of garden with ample parking on the property driveway.

## FEATURES

- Detached Old Station House
- Beautifully renovated
- Character features
- Original platform
- Two bedrooms
- Approx. 0.46 acre plot
- Beautiful surroundings
- Countryside views



## Material Information

**Price** £495,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** F (30)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	30 F	
1-20	G		

## Introduction

A story of complete transformation when you come to visit the Old Station and you can't help but fall in love, imagining the girl waiting on the station platform for the boy to come home from his long trip. This is a property which has to be visited to be appreciated as not only has attention to detail been the heart of the renovation but it has been a well loved and enjoyed home. The property has accommodation comprising; kitchen/breakfast room, living room, inner hall, two double bedrooms, one en-suite and a family bathroom. In addition there is a fabulous garden of approximately 0.45 acre and ample parking.

## Property Description

Double doors open to the kitchen/breakfast room where there are handmade wooden wall and base units with worktops. There is a ceramic sink, electric cooker and hob and space for a fridge. A hand made fitted bench sits across one wall with space for a table and chairs in front. From the kitchen a door opens to the inner hall which leads to the two bedrooms, bathrooms and staircase to the first floor. There is space for furniture and a useful cupboard under the stairs which has light and power and provides space for a freezer. Bedroom one is a double sized room with a walk on window and built in wardrobes. There is an en-suite with a WC, hand painted basin and shower cubicle. Bedroom two is a double sized room with a walk on window and built in shelves. The family bathroom is fitted with a WC, basin and a bath which has a shower above. There is a built in utility cupboard for necessities including washing machine.

Taking the staircase to the first floor landing, there is a door to the garden and living room. The landing has space for a cupboard with a little fridge, useful to keep a cool refreshment in from a hard day working in the garden. opening the door to the living room, you can't help being impressed. with the vaulted high ceilings, wooden panelling, mezzanine floor and dual aspect windows including French doors it is a truly beautiful room. The French doors open to the "platform" where you can enjoy views of the garden, watch and listen to the nature around you. A brick fireplace inset with a woodburning stove creates a cozy focal point to the room. There is a staircase which rises to the mezzanine floor which would make an ideal office space.

## Garden

As you approach the property you can't help but be impressed by the situation of the property and the superb surroundings. There are far reaching views over the Herefordshire countryside and a beautiful garden bursting with so many colourful flowers. The main lawn has interspersed plants, blossom trees, apple trees and flower borders. A space has been left to wildflowers and the bees come and go collecting nectar just as the bird song never stops. There is a seating area on the platform to sit and relax enjoying the warm weather and ample space to use for dining and entertaining. The plot measures approximately 0.45 acres of grounds and has space for vegetables to be grown and the opportunity to live a little of the "Good Life".

## Parking

The driveway provides ample parking for several cars.





## Services

Mains electric and water are connected. Downstairs: electric underfloor heating. Bathroom and en-suite have wall heaters. Woodburning stove in the living room. Private drainage.

Herefordshire Council Tax Band C

## Location

The desirable rural village of Almeley offers a thriving community, centred around the village pub and shop/deli, community hall, village green and primary school. The nearby market town of Kington is situated approximately 5.5 miles away provides an extensive range of shopping, essential amenities including both primary and secondary schooling. Leominster is 12 miles, Hereford city and Hay-on-Wye are located approximately 14 miles away and the latter is popular locally and nationally with a wealth of book shops and arts / literary festivals.

## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



## DIRECTIONS

Leave Leominster on the A44 heading towards Monkland, continue along the road until, reaching Sarnsfield and then turn right towards Woonton on A450, follow the road until reaching Woonton, turn left for Almeley. Continue into the village, bearing left with the school on your right hand side, then right and then left where the







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.

# COBB AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

## Hereford

Telephone: 01432 266007

[hereford@cobbamos.com](mailto:hereford@cobbamos.com)

14 King Street, Hereford, HR4 9BW

## Leominster

Telephone: 01568 610310

[leominster@cobbamos.com](mailto:leominster@cobbamos.com)

2 Broad Street, Leominster, HR6 8BS

## Ludlow

Telephone: 01584 874450

[ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)

5 High Street, Ludlow, SY8 1BS

## Land & New Homes

Telephone: 01584 874450

[landandnewhomes@cobbamos.com](mailto:landandnewhomes@cobbamos.com)

5 High Street, Ludlow, SY8 1BS

## Knighton

Telephone: 01547 529907

[knighton@cobbamos.com](mailto:knighton@cobbamos.com)

22 Broad Street, Knighton, LD7 1BL

## Lettings

Telephone: 01432 266007

[lettings@cobbamos.com](mailto:lettings@cobbamos.com)

14 King Street, Hereford, HR4 9BW

## Head Office

Telephone: 01568 605300

[hello@cobbamos.com](mailto:hello@cobbamos.com) [accounts@cobbamos.com](mailto:accounts@cobbamos.com)

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE