



18, Hanbury Green, Shobdon, HR6 9NS
Price £235,000

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18 Hanbury Green Shobdon

A mid-terraced, two bedroom, barn conversion which is situated in the popular village of Shobdon. 18 Hanbury Green was converted in the 1970's by Border Oak and boasts many of the characteristics synonymous with the builder. The property has been extended by the current vendor and enjoys an enclosed front garden, rear courtyard, garage and parking.

- Attached barn conversion
- Two reception rooms
- Two bedrooms
- Front garden and rear courtyard
- Original character features
- Popular village location

Material Information

Price £235,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: B

EPC: D (57)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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



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 black and white, extended character barn conversion is positioned centrally within the popular village of Shobdon. The property has accommodation comprising; porch, living room, kitchen, dining room, two bedrooms and family bathroom. The property also benefits from front garden and rear courtyard, garage and off road parking.

Property Description

The composite front door opens into the porch where there is space for coats and shoes and an internal door to the living room. The living room has oak flooring, two windows to the front and a wood burning stove sitting on a slate hearth which creates a cosy welcome to the room. An opening leads to the kitchen which is fitted with wall and base units which have laminate worktops. There is a composite sink, eye level oven, separate electric hob, integrated dishwasher and space for an American style fridge freezer. The dining room has a Velux window, floor to ceiling windows and a door which opens to the rear courtyard, extending entertainment in the warmer months. There is a tiled floor, exposed stone and original timbers.

From the living room the staircase rises to the first floor landing. Bedroom one is a double room with two windows overlooking the front. There is a recess for furniture. Bedroom two is a single with a window to the front. The family bathroom is fitted with a three quarter bath which has a shower above, WC and basin.

From the landing a pull down wooden ladder leads to the loft area. This is a substantial space and currently used as a dressing area with office space. It is insulated and carpeted.

Garden

The front garden is enclosed and is laid lawn with a path which leads to the front door. There is a patio area suitable for dining furniture. The rear is also enclosed and easy maintenance with space for plant pots and a bistro table and chairs, ideal for enjoying a morning coffee.

Garage and Parking

From the rear courtyard there is a gate which opens leading to the garage. The garage benefits from light and power with wooden doors. There is parking for two cars.

Services

Mains water, electricity and drainage are connected to the property. Woodburning stove Council Tax Band B

Location

The property is located in the heart of the well serviced village of Shobdon, situated in north Herefordshire 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, public house, church and primary school. Shobdon lies approximately 8 miles from the market town of Leominster where additional shopping and recreational facilities can be found.

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

From Leominster proceed on the A44 towards Rhayader, at Barons Cross bear right onto the B4529 Cholstrey Road and then turn right onto the B4360 towards Kingsland. Continue on this road taking the next left turn and at the T-junction turn right onto the A4110. At Mortimers Cross crossroad turn left onto the B4362 and continue into the village of Shobdon where Hanbury Green will be found on the left hand side. Follow

