



Melrose Cottage, Shobdon, HR6 9LT
Price £450,000

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Melrose Cottage, Shobdon

An opportunity to acquire a well presented, 4 double bedroom, detached, family home in the sought-after, rural village of Shobdon. The property boasts versatile living accommodation, enclosed front and rear gardens offering far reaching countryside views, garage and driveway parking for multiple vehicles. As well as a converted loft bedroom, spacious utility room and family bathroom.

FEATURES

- 4 bedroom detached property
- Perfect family home
- Sought-after village location
- Far reaching countryside views
- Ample off road parking
- Loft Conversion

Material Information

Price £450,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: D

EPC: (null)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Introduction

Situated on the fringe of the desirable village of Shobdon is this detached family home. The property has accommodation comprising; Entrance, Utility room, cloak room with WC and hand basin, garage, kitchen, living room, dining room, conservatory, four double bedrooms, loft conversion, family bathroom. There is double glazing throughout, gas central heating and enclosed both front and rear gardens. Viewing comes highly recommended in order to appreciate the property and all it has to offer.

Property Description

The front door opens into the entrance come utility room. An ideal space for those muddy boots and wet coats as well as accommodating counter tops, units and plumbing for a washing machine. A door to the right for the cloak room with a WC and hand basin and a second door to the garage. Immediately to the left is the kitchen with fitted units, an integrated dishwasher and refrigerator as well as space for a generous size breakfast table and a front aspect window. Continuing on ahead into the spacious living room with dual aspect windows allowing natural light to flow throughout and a feature stone mantel inset with a gas heater. From the kitchen is the versatile dining room a great sized room in which could be used as a child's play room, home office or even a study. There are connecting doors between the dining room and living room with an added door to the conservatory. Sliding doors from the dining room take you through to the conservatory, triple aspect windows overlooking the garden and countryside beyond from an elevated position. There are French doors to the garden and extending entertainment

patio space in the warmer months. The staircase rises to the first floor landing. Heading right takes you to the main double bedroom. The aspect window floods in natural light and allows for you to capture the vast countryside views beyond as well as offering ample built in wardrobe space. Bedrooms two with dual aspect windows and three a rear facing aspect are both of a double size. To the left of the staircase lies the family bathroom offering a separate bath and shower as well as a basin, toilet and aspect frosted window.

The staircase rises to the second floor loft conversion. A door from the landing to the fourth double bedroom and in size the second largest room with rear and side facing aspect windows allowing the natural light to really open up the space. the spacious landing is perfect for extra storage.

Garden

There are private gardens to the front and the rear of the property with access on both sides. The rear garden offers both a maintainable lawn and a patio area perfect for entertaining and watching the sun go down over the fields and countryside hills. The front garden has an area laid to lawn with flowers, trees and shrubs.

Garage and Parking

The property benefits greatly from it's large driveway secluded from the lane by a double gate adding further security to the property. The driveway is able to accommodate five vehicles and the one story garage can accommodate a further vehicle or as it is currently being utilized for storage.

Services

Mains water, gas and electric. Private





drainage - septic tank
Herefordshire Council Tax Band D

Location

Shobdon is situated in a northern Herefordshire rural village, surrounded by delightful far reaching countryside views. Shobdon offers an outstanding primary school with close proximity to both Wigmore High School as well as John beddoes High school located in Presteigne. The village retains a sense of community and life, boasting wealth of local amenities including a well stocked village shop, post office, the highly recommended restaurant/pub The Bateman Arms and the village church. Shobdon lies approximately 8 miles from the market town of Leominster where additional recreational facilities such as the doctors surgery, dentist, a small A&E, vets, Opticians and an array of supermarkets and high street shops 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







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1773.63 ft²
164.78 m²

Reduced headroom

61.08 ft²
5.67 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

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.

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