



5 Lower Derndale, Wellington, HR4 8BG
Offers Over £759,500

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5 Lower Derndale, Wellington

A truly unique opportunity to acquire an immaculately presented, modern, detached, low maintenance, four double bedroom house situated in a rural position on the outskirts of the popular village of Wellington. The property has been designed and finished to an extremely high standard with quality fixtures and fittings throughout, over 1900 sq ft and occupies a 0.33 acre plot with views of the countryside. There is flexible accommodation with the potential of holiday let (STPP) or annexe but ultimately the property creates a fantastic, high specification, modern home. Please do call our Leominster office on 01568 610310 to find out more.

FEATURES

- Detached, modern barn conversion
- Four double bedrooms, two en-suite
- Modern, contemporary, open plan living
- High specification throughout
- Approx. 0.30 acre grounds
- Countryside views

Material Information

Offers Over £759,500

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: D (55)

For more material information visit www.cobbamos.com

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



Introduction

Situated in a central and rural position is this spectacular barn conversion which has been carefully planned to create a high specification home. The accommodation for the ground floor comprises: open plan living room/kitchen, dining room, utility/boot room, double bedroom with en-suite and a cloak room. The first floor comprises: main bedroom suite with walk in wardrobe and en-suite shower room, two double bedrooms and a family bathroom. There is large enclosed garden, newly erected, fully equipped summer house, recently planted mini orchard with relatively mature fruit and ornamental cherry trees and ample outside dining space and parking with views of the beautiful Herefordshire countryside.

Property description

Stepping into the open plan kitchen and living room, you are welcomed by a real sense of space which encapsulates a bright and roomy interior and promotes outdoor living. There are three sets of bi-fold doors opening to the patio area with views over the garden and ancient Wellington and Derndale woodland beyond. In addition, there are two floor to ceiling windows to the side and a door from the kitchen to the front. An impressive Gazco modern gas fireplace creates a cosy focal point to the living area. The kitchen has modern wall and base units with granite worktops and Mandarin Stone flooring. There is a large sunken stainless steel sink, Rangemaster

double oven with a gas hob and a separate eye level oven/microwave, integrated tall fridge, tall freezer, dishwasher and wine cooler. The island has pan drawers to one side and a breakfast bar to the other where guests can sit and chat to you whilst you are preparing dinner. From the kitchen is the dining room which also has bi-fold doors, a vaulted ceiling and space for a table and chairs and dresser. A door opens to the utility room which is sizeable in itself. Here there are additional base units with space and plumbing for a washing machine and tumble dryer. There is a door to the front of the property and to the downstairs bedroom which is a double sized room with dual aspect window and external door and an en-suite fitted with WC, basin and shower cubicle. This area creates flexible accommodation and could be used as an annexe. From the dining room is the cloak room which is fitted with a WC and basin and has the efficient Honeywell Wifi controlled boiler.

The staircase rises to the first floor and splits to the left and right. To the right is the main bedroom which is a generous double sized room with dual aspect windows, a walk in wardrobe and en-suite which is fitted with a WC, basin and double shower. Both bedrooms two and three are double sized and each have large windows to the front. The family bathroom is fitted with a WC, basin, bath and shower.

Garden

The property is situated in approximately





0.30 acres of grounds. The garden is fully enclosed by a substantial fence, creating privacy and is mainly laid to lawn with a wraparound patio laid to Indian stone. This creates a fantastic place to sit and entertain in the summer months. There is space for a hot tub and a newly installed, fully equipped with mains electricity and WiFi summer house which is substantial and could be used as a gym, hobby room, home office space or storage. There are a number of interspersed trees and shrubs and a flower border which, when established will burst with colour. The birds constantly come and go and wildlife is plenty here.

Location

This exquisite property is highly convenient for commuting to and from the city (approximately 12 minutes) and for arterial routes to London and the Midlands and South Wales. The property is located on the outskirts of the popular village of Wellington, 4 miles north of the Cathedral City of Hereford and 6 miles south of the market town of Leominster. There are many local amenities including primary school, church, post office and stores, village hall, sports field and public house with restaurant.

Services

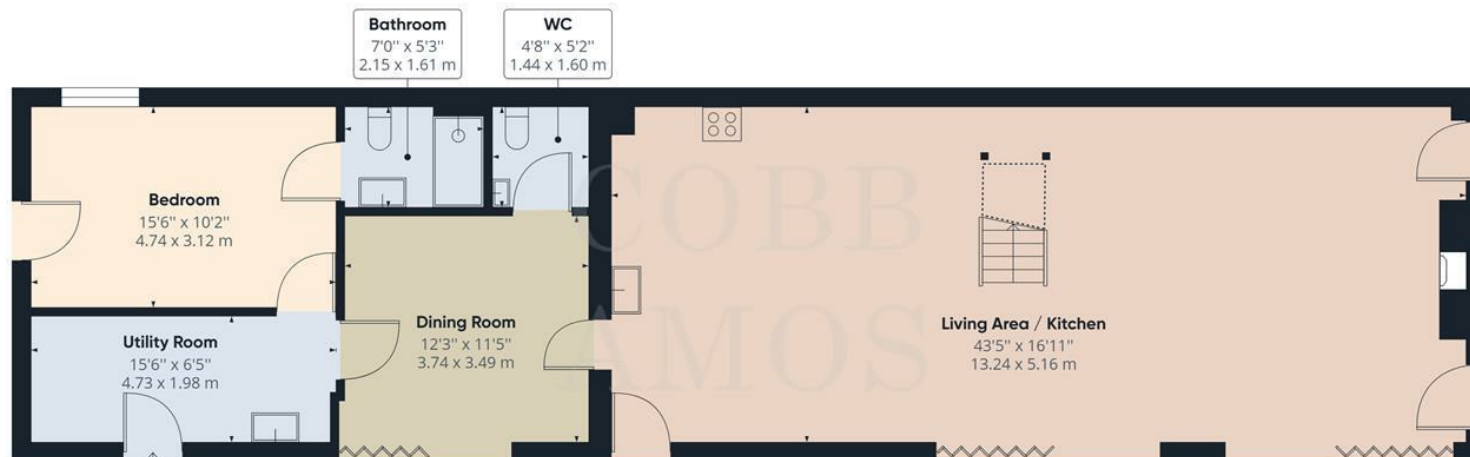
Mains electricity and water are connected to the property. LPG underground heating. Private drainage. Each room is zoned for the heating. Herefordshire Council Tax Band D

DIRECTIONS

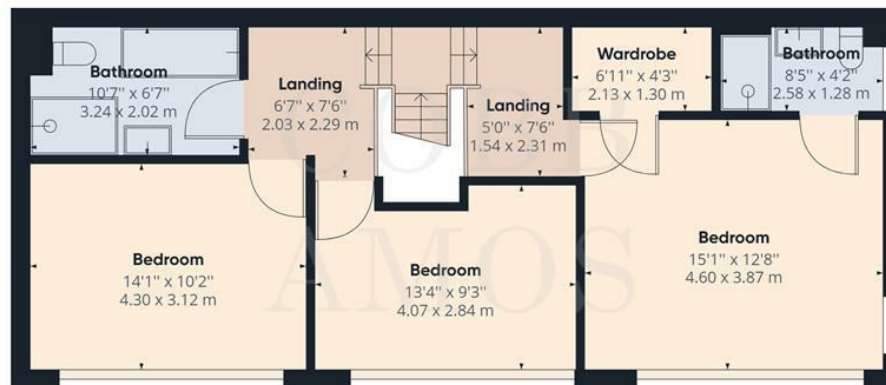
Coming from Leominster on the A49, take the right hand turning to Canon Pyon just before the dual carriageway. Continue along this road for approximately 3 miles where the property is located on the left hand side.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1918.00 ft²

178.19 m²

Reduced headroom

18.15 ft²

1.69 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.

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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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