



The Tan House, Dilwyn, HR4 8JW
Offers In Excess Of £650,000

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The Tan House, Dilwyn

A delightful three reception, four bedroom, detached family home situated within the popular village of Dilwyn which occupies 2.47 acres of garden and paddock. There is a detached double garage come workshop and potting sheds. The property has been extended over the years but still retains character features to the original part of the cottage such as exposed timbers and enjoys well proportioned rooms. There is double glazing and oil heating. The property takes in the peaceful countryside and offers privacy for the new owners and viewing is recommended to appreciate the size of the property and all it has to offer.

FEATURES

- Detached family home
- 2.47 acres of grounds
- Two reception rooms
- Four bedrooms, one en-suite
- 2 acres of paddock
- Detached garage & workshop
- Mature garden

Material Information

Offers In Excess Of £650,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: D (56)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Introduction

The Tan House is a detached family home which is located within the popular village of Dilwyn which has a village pub and primary school. The property has accommodation comprising; entrance, kitchen, utility room, dining room, living room, conservatory, four bedrooms, one en-suite and a family bathroom. The property is situated within a 2.47 acre plot of pretty gardens and paddock, with a double garage/workshop and various outbuildings. Please call our Leominster office on 01568 610310 to arrange your viewing.

Property Description

The front door opens into the entrance where there is the staircase ahead, kitchen to the right and dining room to the left. The kitchen is fitted with country style wall and base units with a stainless steel sink and Belling electric cooker. There is space for a dishwasher and fridge freezer, a pantry and useful storage cupboard which also leads to the dining room. The room has dual aspect windows and there is space for a breakfast table and chairs. A door leads to the utility room where there are additional wall and base units with a stainless steel sink and space for a washing machine and additional white goods. The boiler is located in this room and there is a door to the rear porch which leads to the rear of the property. There is access to the cloakroom which has a WC, basin and heated towel rail. The dining room has dual aspect windows and is a great space for entertaining guests with space for a large table, chairs and dressers. There are exposed timbers and a fireplace inset with woodburning stove. The living room has a stone fireplace inset with

woodburning stove which creates a really cosy focal point. There is a window to the front and two sets of French doors opening to the conservatory. This room has quarry tiles flooring, triple aspect windows including a door to the garden and enjoys views over the pretty garden, an ideal place to relax with a good book. The staircase leads to the first floor landing which has built in storage cupboards, windows to the garden and space for decorative furniture. Bedroom one is a double room with a window to the front, exposed timbers and an en-suite fitted with WC, basin, shower cubicle and heated towel rail. There is access via a ladder to the loft which is boarded. Bedrooms two and three are both double sized with bedroom two a window to the front and bedroom three a window to the rear. The fourth bedroom is a single and currently being used as a study. The family bathroom is fitted with a WC, basin, bath and shower cubicle. There is a chrome heated towel rail.

Garden and Land

The gardens have been lovingly tended by the current vendors over the years and are a real escape for any keen gardener. There are various flower beds stocked full of flowers which burst with colour, shrubs and plants. To the front is an area laid to lawn which has a hedge border which creates a private feel to the property. The lawn continues to the side and rear where there are more beds and mature trees. walking through the garden, there are various places to sit and relax whilst surveying your work. There is a brick built potting shed which has light and power and a double wooden shed with a lean to. The greenhouse provides to opportunity to





grow your own fruit and vegetables and enjoy a little of the "Good Life".
The land is accessed to the side of the property via a five bar gate and is currently home to some sheep.

Garage and Workshop

The garage and workshop are connected with a large loft space above for storage. The garage come workshop has a pit for repairing cars and has a work bench and storage shelves, great space for a hobbies. There is light and power.

Location

The property is situated in the heart of the popular of Dilwyn, which offers a lively and bustling community with many amenities and local facilities to include primary school, public house, village hall and church. There are numerous local groups ranging from infant to senior age and the local community conduct further activities throughout the year. Around five miles distant is the well-served and renowned market town of Leominster, famed for its antique and tea shops; 11 miles from the bustling city of Hereford and the Hereford Cathedral School, the leading Independent School in the Marches. The black and white village of Weobley is just 3 miles away with its high school, primary school, shops, restaurants and tea shops.

Services

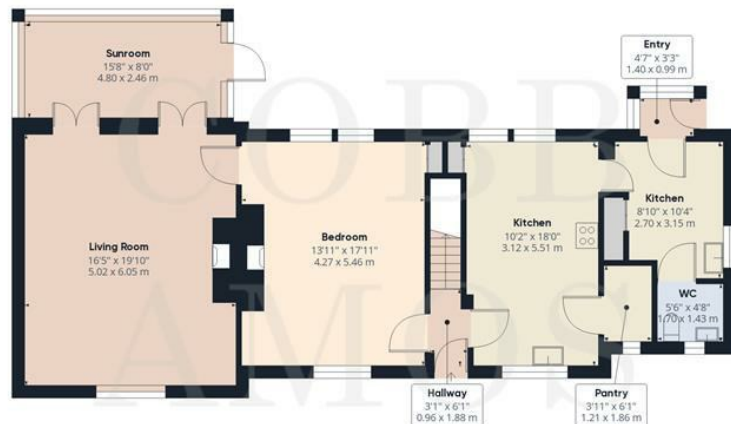
Mains water, drainage and electricity are connected. Oil heating.
Herefordshire Council Tax Band F



DIRECTIONS
From Leominster, proceed on the A44, taking the left hand turn in to Dilwyn. Continue along the road, taking the first left hand turn upon entering the village, pass the school on your left hand side and proceed for approximately one mile where the property can be found on the left hand side.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2610.07 ft²
242.48 m²

Reduced headroom

8.36 ft²
0.78 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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