



Oak Lodge, Tibhall Nr Broxwood, HR6 9JR  
Price £105,000

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# Oak Lodge Tibhall Nr Broxwood

Oak Lodge is a two bedroomed home within the beautiful countryside of Herefordshire. The detached timber lodge boasts ample living accommodation, private garden and parking creating an ideal holiday home or second home. The property is offered for sale with NO ONWARD CHAIN.

Leasehold - Indefinite

- Detached lodge
- Countryside views
- Livable 11 Months of the year
- Holiday home
- Investment opportunity
- Close Community feel

## Material Information

**Price** £105,000

**Tenure:** Leasehold

**Local Authority:** Herefordshire

**Council Tax:** A

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

ENERGY PERFORMANCE  
CERTIFICATE NOT  
REQUIRED ON LISTED  
BUILDINGS

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

A beautifully presented lodge home which is situated in a rural position within the Herefordshire countryside. The lodge has accommodation comprising; living/dining room, kitchen, two double bedrooms, one en-suite shower room and a family bathroom. The property has bottle gas central heating, double glazing, garden and parking. Viewing is highly recommended to appreciate the property on offer.

## Property Description

The front door opens into the porch where there is space for coats and shoes and an internal glass panel door which opens to the hall. To the left is the living/dining room which has double aspect windows including French doors opening to the balcony with views over the Herefordshire countryside. There is a fireplace which creates a focal point to the room. The dining area has space for a table and chairs and there is a serving hatch to the kitchen. The kitchen is fitted with wall and base units with a stainless steel sink, gas hob and electric oven. There is a fridge freezer and washing machine. A door leads to the side of the lodge. From the hallway are the two bedrooms. Bedroom one is a double with built in wardrobes, a dressing room and en-suite fitted with WC, basin and shower cubicle. Bedroom two is a double with built in cupboards. The family bathroom is fitted with a WC, basin and bath. There is a useful cupboard housing the boiler in the kitchen.

## Parking and Garden

There is a terrace which creates space for al-fresco dining and entertaining through the warmer months. There is space for potted plants and shrubs and steps leading down to the lawned area.

The property has parking for several cars.

## Services

Mains water, electricity and drainage. LPG heating.

There is a service charge/ground rent which is £175 pcm, which is paid to the farmer.

The farmer keeps the grass maintained, takes your meter readings and organises the change over of LPG.

## Location

Oak Lodge is situated in a rural position between the popular black and white village of Pembridge and the village of Dilwyn. Pembridge is very well catered for offering a number of public houses and restaurants, primary school, village shop and tearooms, village hall and church to name just a few. The popular market towns of Leominster (7 miles) and Kington (6 miles) offer a further range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to both the surrounding areas and nationwide.

## Agents Notes

You are only allowed to reside in the property 11 months of the year. You must vacate in February.

Site fees, which include ground rent and water, is £175 pcm

No pets

The lease will be 15 years from Completion date and then reviewed every five years.

There is no charge for lease renewal.

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

On the A4112, travelling towards Brecon, turning right signposted Broxwood/Luntley. Continue for approximately 5 miles until you arrive at Tibhall on the right hand side. Turn in and pass over the cattle grid. Follow the road around where the property is found on the right hand.



