



Well Cottage, Leominster, HR6 0NQ
Offers In Excess Of £495,000

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Well Cottage, Leominster

A delightful three double bedroom family home which is nestled within the desirable, rural village of Risbury. The property has been beautifully presented and well maintained by the current vendors and boasts three reception rooms and three double bedrooms, a manicured garden bursting with colourful flowers, garage, carport and parking for up to three vehicles on the driveway. There is oil heating and newly installed double glazing.

FEATURES

- Detached home
- Desirable village location
- Three double bedrooms
- Master bedroom with en-suite
- Quiet location
- Single garage with power and lighting
- Car port, driveway parking

Material Information

Offers In Excess Of £495,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: D (67)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Introduction

Situated within the sought after village of Risbury is this beautifully presented detached family home. The property has accommodation comprising; entrance hall, cloakroom, living room, dining room, conservatory, kitchen, utility room, landing, three double bedrooms, one en-suite and a family bathroom. There is a carport, garage and beautiful well stocked garden, double glazing and oil heating. Viewing is recommended to appreciate this fantastic home and all it has to offer.

Property Description

The front door opens into the entrance hall where you are greeted by light airy accommodation which flows throughout the property. There is space for coats and shoes, the staircase to the first floor landing, access to the cloakroom fitted with a WC and basin, a door to the living room and utility. The living room has a large window to the rear and sliding doors to the front both overlooking the pretty garden and allowing natural light to flood through the room. There is a fireplace fitted with woodburning stove which creates a cosy local point to the room. A door opens to the dining room which has space for a dining table and chairs as well as space for a dresser. The current vendors use this room as a snug and playroom when needed. The conservatory has triple aspect windows and French doors which lead to the garden. This is a great room to use as a study, home office, studio or dining room. From the dining room a door opens to the kitchen which is fitted with shaker style base units which have wooden worktops. There is an island with a breakfast bar and storage underneath, a Leisure electric cooker, stainless steel sink which overlooks the garden and rose bushes and space for an American style fridge freezer. The utility room has additional base units with worktops and space for a washing machine and tumble dryer. There is a stainless steel sink and the boiler is housed here. The utility room provides ample space for those muddy boots and coats after a good walk in the countryside. The staircase rises to the first floor landing where

there is space for bookshelves and seating to enjoy as a reading area. Bedroom one is a good sized double with wardrobes and an en-suite fitted with WC, basin and shower cubicle. Bedrooms two and three are both doubles with bedroom three currently being used as a study room. The family bathroom is fitted with a WC, basin, shower cubicle and freestanding roll top bath. There is access to the loft from the landing which is part boarded.

Garden

The garden wraps around the property to the front, side and rear and has been well planned to be enjoyed throughout the day. It is private and enclosed by a hedge. Double wooden gates open to the driveway where there is a path to the front door and the driveway to the carport and garage. The front garden has a lawned area with water feature and patio space for a table and chairs. The lawn continues to the side where a wrought iron gate opens to the rear garden. To the rear there are flower beds stocked full with roses which burst with colour in the warm summer months. There is a vegetable bed, fruit bed and fruit trees. Two decked areas provide space for al fresco dining and entertaining.

Parking

The carport is a single with space for a wood store. The garage is a single with double doors to the front and a pedestrian door to the side. There is light, power, storage and space to have a workbench to enjoy hobbies such as woodwork. The property driveway has parking for up to three cars.

Services

Mains electricity, mains water, oil fired heating and septic tank drainage.
Herefordshire Council Tax Band E

Location

The popular rural village of Risbury is situated just five miles from the market town of Leominster. The village is surrounded by orchards, various bridle paths and footpaths. This is a popular town and boasts a wealth of local shops, a weekly open air market, national





supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

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

Proceed from Leominster on the A44 towards "Bromyard/Worcester". Take the second right hand turn signposted "Stoke Prior, Humber, Risbury", follow the road for approximately 2 miles and turn left signposted "Risbury, Pencombe". Upon entering the village you will find the property on the left hand side after the first







Utility Room 3.39m x 2.42m
 Kitchen / Breakfast Room 3.67m x 3.57m
 Dining Room 3.57m x 3.63m
 Conservatory 4.25m x 3.42m
 Living Room 3.53m x 7.08m

Bedroom One 7.08m x 3.53m
 Bedroom Two 3.63m x 3.57m
 Bedroom Three 3.68m x 3.57m
 Family Bathroom 2.41m x 3.37m

Garage / Workshop 6.25m x 3.11m

TOTAL AREA APPROX. 170.3 SQ. METRES (1833.1 SQ. FEET)

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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