



Cokesyeld Cottage, Almeley, HR3 6LJ  
Offers Over £500,000

COBB  
AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES



# Cokesyeld Cottage, Almeley

A beautifully presented, detached, two reception, three double bedroom family home which is situated in approximately 0.71 acres of garden, paddock and has various outbuildings including two Dutch barns and stabling. Located on the outskirts of the highly desirable village of Almeley with close links to the market town of Kington, this is a property not to be missed.



## FEATURES

- Detached family home
- Three double bedrooms
- Two reception rooms
- Stabling
- Outbuildings
- Quiet location
- Outskirts of Almeley village

### Material Information

**Offers Over** £500,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** E (44)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Introduction

Nestled within the Herefordshire countryside, on the outskirts of the village of Almeley, is this detached family home which has accommodation comprising; two entrance halls, two cloakrooms, sitting room, dining room, kitchen, study area, three double bedrooms and a family bathroom. There is a wrap around garden and paddock. Across the lane is two Dutch barns, stables and garages, ample parking and garden. The property has oil heating and double glazing.

## Property Description

The main door opens into the entrance hall where there is access to the cloakroom which is fitted with a WC and basin and has space for coats and shoes. The sitting room has a window to the front and a fireplace which has a flagstone hearth and woodburning stove creating a cosy focal point to the room. A door opens to the study area which could be used as a reading or hobby area. There is the airing cupboard and a staircase to the first floor. The kitchen is fitted with wall and base units, has a ceramic sink with a window above overlooking the garden where you can watch the birds come and go. There is an electric cooker, space for a washing machine, fridge and freezer and a door which opens to the rear. The dining room has oak flooring, a window to the front and a working 1920s range ideal for heating the room in the colder months. A door opens to the entrance hall where there is access to the front of the property and a cloakroom fitted with WC and basin.

From the study area the staircase rises to the first floor landing. Bedroom one is a double with built in wardrobes and a window to the front. Bedroom two is a

double with window to the front. Bedroom three is a double with a fitted wardrobe and window to the rear. The family bathroom is fitted with a WC, basin, bath and shower cubicle.

## Outbuildings

The two stables have light and power with water to the front. There are two garages both sides which provides space for a car and has built in workbenches, ideal for a hobbies. There are two open fronted Dutch barns.

## Garden and Paddock

The garden has been well planned by the vendors and wraps around each side and rear. Steps lead up to a patio area which is ideal for that summer night of entertaining guests with space for outside furniture and a BBQ. From here steps rise to an area laid to lawn with a border stocked full of herbs, wild strawberries, plants, shrubs and flowers. There is a summer house which has been a fun filled room for the grandchildren. To the opposite side is a vegetable bed ready for planting this years crop. The paddock measures xxx and is enclosed by a stock fence and has been home to a pony in the past.

The opposite side of the property, across a lane is the remaining grounds where the outbuildings and parking is located. Here there is some additional garden space planted with shrubs, plants and flowers. The land goes down to a brook which has an abundance of wildlife.

## Services

Mains electricity. Oil heating. Private spring water and drainage  
Herefordshire Council Tax Band D

## 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.

### Location

The desirable rural village of Almeley offers a thriving community, centred around the village pub, church, community hall, village green and primary school. The nearby market town of Kington is situated approximately 5.5 miles away provides an extensive range of shopping, essential amenities including both primary and secondary schooling. Leominster is 12 miles, Hereford city and Hay-on-Wye are located approximately 14 miles away and the latter is popular locally and nationally with a wealth of book shops and arts / literary festivals.

### what3words

///worry.purest.aquatics



**DIRECTIONS**  
Leave Leominster on the A44 heading towards Monkland, continue along the road until, reaching Sarnsfield and then turn right towards Woonton on A450, follow the road until reaching Woonton, turn left for Almeley. Continue into the village, bearing left with the school on your right hand side, then right and then left where the











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1796.09 ft<sup>2</sup>  
166.86 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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.



# COBB AMOS

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

## Hereford

Telephone: 01432 266007

[hereford@cobbamos.com](mailto:hereford@cobbamos.com)

14 King Street, Hereford, HR4 9BW

## Leominster

Telephone: 01568 610310

[leominster@cobbamos.com](mailto:leominster@cobbamos.com)

2 Broad Street, Leominster, HR6 8BS

## Ludlow

Telephone: 01584 874450

[ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)

5 High Street, Ludlow, SY8 1BS

## Land & New Homes

Telephone: 01584 874450

[landandnewhomes@cobbamos.com](mailto:landandnewhomes@cobbamos.com)

5 High Street, Ludlow, SY8 1BS

## Knighton

Telephone: 01547 529907

[knighton@cobbamos.com](mailto:knighton@cobbamos.com)

22 Broad Street, Knighton, LD7 1BL

## Lettings

Telephone: 01432 266007

[lettings@cobbamos.com](mailto:lettings@cobbamos.com)

14 King Street, Hereford, HR4 9BW

## Head Office

Telephone: 01568 605300

[hello@cobbamos.com](mailto:hello@cobbamos.com) [accounts@cobbamos.com](mailto:accounts@cobbamos.com)

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE