



8, Mission Hut Mews, Lyonshall, HR5 3QY  
Price £550,000

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## 8, Mission Hut Mews Lyonshall

An immaculately presented and well appointed detached, four bedroom family home in the rural hamlet of Holme Marsh. The property was built in 2021 and sits on an exclusive development of just 8 homes, boasting high quality fixtures and fittings throughout, a kitchen/dining/family room, front and rear garden, double, electric garage and driveway parking.

### FEATURES

- Detached Family Home
- Double Garage
- EPC B
- Immaculate Condition
- Kitchen/diner come Family room
- Enclosed rear garden

### Material Information

**Price** £550,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** B (84)

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Introduction

Situated in the rural hamlet of Holme Marsh is 8 Mission Hut Mews, a detached, well appointed four bedroom family home. The property was built in 2021 by renowned builders Harper Group Construction Ltd and has accommodation comprising; entrance hall, living room, kitchen/diner come family room, office, utility room, cloakroom, four bedrooms, one en-suite and a family bathroom. In addition there is a double garage, driveway parking, front and rear garden.

## Property Description

The front door opens to the entrance hall where you are greeted by neutral decoration which flows throughout the beautifully presented property. There is access to the primary rooms, a cupboard under the stairs which has the pipework for the underfloor heating and the staircase rising to the first floor. To the right is the kitchen/diner come family room which is the real heart of the home. There are wall and base units, double, eye level ovens with warming tray and separate hob, integrated dishwasher and fridge freezer, double sunken stainless steel sink and breakfast bar. The dining area creates ample space to have a table and chairs, dresser and sofa if desired and is ideal for entertaining. Bi-folding doors open to the patio area, extending dining in the warmer months. From the dining area is a door to the utility. This has additional wall and base units with a sunken stainless steel sink, space and plumbing for a washing machine and tumble dryer, a door to the back garden and space for boots and coats. The living room is carpeted, has a window to the side and bi-folding doors which open to the patio and rear garden. There is a

study which has a large window to the front. This room could also be used as a hobby room or children's playroom. The cloakroom is fitted with a WC and basin. The staircase rises to the first floor landing. Bedroom one is a double with a window to the front, built in wardrobes and an en-suite fitted with WC, basin, shower cubicle and heated chrome towel rail. Bedrooms two and three are both doubles with bedroom four a single with fitted wardrobes and currently being used by the current vendors as a dressing room. The family bathroom is fitted with a WC, basin, bath and double shower cubicle. The light flows throughout this beautiful home.

## Garage and Parking

There is a double garage with remote control electric door and pedestrian door to the side. The garage benefits from light and power. The property driveway provides parking for 4 cars.

## Garden

The front garden is laid to lawn with a path leading to the front door. There is a gate to the side which has access to the rear garden. From the two sets of bi-folding doors is a patio area which is ideal for al fresco dining in the warm summer months. There is a large lawned area with a flower border stocked with plants, shrubs and flowers, ready to burst with colour once the warmer weather begins. There is also a garden to the side which is laid to lawn.

## Services

The property has LPG gas heating with ground floor underfloor heating, the first floor has radiators. The property has mains water, drainage and electricity. Council tax band E Freehold





## Location

Holme Marsh is a small hamlet located near the sought after village of Lyonshall offering a church, village hall, children's playground and garden centre, surrounded by countryside which is ideal for walking and outdoor activities. Situated less than three miles from the well served town of Kington, which offers an abundance of shops, sport and leisure facilities, schooling, doctors surgery and transport links. It is approximately 17 miles to Hereford and 12 miles to Leominster.

## Agents Note

The surface water attenuation tank for the development is located on the lawn area to the right hand side of the property enclosed by Estate wrought iron fencing which is on land within the title of this property and restrictions apply to how this area is to be maintained. Please speak to us for further information.

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

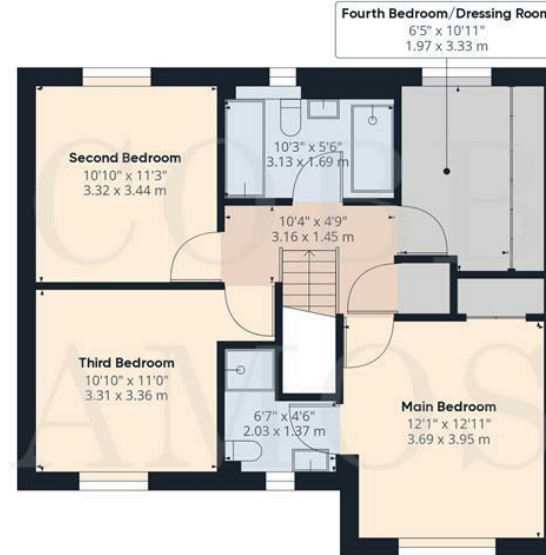
From Leominster proceed on the A44/A4112 towards Brecon. After approximately 10 miles, turn right onto the A480, signposted Lyonshall. Proceed on this road for approximately 3 ½ miles where upon entering the small Hamlet of Holme Marsh. You will see the development on the left hand side of the road. Pull into the



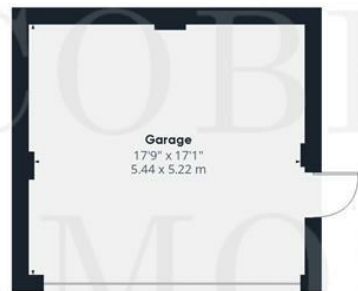




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



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

1730.31 ft<sup>2</sup>  
160.75 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.

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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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