



Cobnash Cottage, Cobnash + annex +3.63 acres, HR6 9RA  
Price £875,000

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LAND & NEW HOMES



# Cobnash Cottage, Cobnash + annex +3.63 acres

A characterful, detached, four bedroom family home with a detached annexe, enjoying a 0.90 acre garden and 3.63 acre paddock. Cobnash Cottage dates back to the 1830s and has been sensitively extended to enjoy all of the benefits of modern day living with original character and charm. The one bedroomed annexe has been run by the current vendors as a successful holiday let and there is a mature established garden as well as a 3.63 acre flat field, currently home to some sheep but could be ideal for horses, alpacas or goats. There is a workshop and garage, double glazing, solar panels and gas heating.

## FEATURES

- Detached house and detached annexe
- 0.90 Garden and 3.63 acre Paddock
- Beautifully presented throughout
- Garage and workshop
- Countryside views
- Convenient hamlet location



## Material Information

**Price** £875,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** F

**EPC:** D (66)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Introduction

Situated within the hamlet of Cobnash is this three reception, four double bedroom detached family home enjoying a detached annexe, 0.90 acre garden and 3.63 acre paddock. The main dwelling has accommodation comprising; entrance hall, living room, dining room, sun room, kitchen, shower room, four double bedrooms and a family bathroom. The annexe comprises; living dining room, kitchen, bedroom and bathroom. There is a garage, workshop and parking for several cars. Viewing is recommended to appreciate the property and all it has to offer.

## Property Description

The front door opens into the entrance hall where you are greeted by character features such as exposed timbers and light accommodation which flow through the property. The hall flows through into an area suitable for decorative furniture and creates space to use as a reading area or study. The living room has dual aspect windows allowing natural light to flood through and a feature fireplace with wooden hearth and open fire. The dining room has two built in cupboards and a window to the side. An opening flows through to the sun room which is wonderfully light with triple aspect windows including bi-folding doors which lead onto the patio area and provides views over the garden. This room is a fabulous place to sit and relax with a good puzzle but equally would be a great entertaining space where you can sip your wine and enjoy company with friends. The kitchen is fitted with wall and base units which have quartz worktops. There is a stainless steel sink, large electric cooker and recess for a fridge freezer. A cupboard houses the boiler

and provides a shelf for drying. From the entrance hall is a shower room with WC, basin and shower cubicle.

A door opens to the staircase which rises to the first floor landing where there are built in wardrobes and space to use as a study. All four of the bedrooms are doubles with bedroom four being used as an office. The family bathroom is fitted with a WC, basin and a bath.

## Annexe and Laundry room

Across from the main house is the laundry room. where there are wall and base units and space for a washing machine and tumble dryer. This is ideal should you decide to run the annexe as a holiday let as there is ample storage for supplies and linen.

A door opens to the annexe of which the current vendors have modernised and updated. The living/dining room has dual aspect windows and a door to the kitchen. This is fitted with base units which have a stainless steel sink and electric oven with hob and extractor. There is space for a fridge freezer and dishwasher. The staircase rises to the landing where there is a useful storage cupboard. The bedroom is a double with two Velux windows and a window to the side. The bathroom is fitted with a WC, basin, bath and shower cubicle.

## Outbuildings

There is a double garage with light and power which has double timber doors to the front. This is accessed from the side of the property via the lane. The workshop has light and power and is a great space for hobbies. It has a double garage door so you can store a ride on mower. You could also store your home grown produce here.





## Garden and Land

The property sits within 0.91 acres of grounds which have been well tended to over the years. There are multiple raised beds with an abundance of flowers, shrubs and plants which encourage wildlife to come and go. The rear boundary has mature trees including Cherry, Ash and Oak. There are various seating areas to enjoy the warmer months and a patio to dine and entertain. Next to the workshop is a vegetable plot with beds ready to be planted for this year's crop, a fruit cage and fruit trees to include Apple, plum, damson pear and cherry.

The land measures approximately 3.63 acres and is currently home to some sheep.

## Services

Mains gas, electricity and water are connected. Private septic tank drainage.

Solar panels

Herefordshire Council Tax Band F

## Location

Located on the fringes of Kingsland where there are an excellent range of local amenities including two popular public houses, village post-office, OFSTED outstanding primary school, village hall, doctor's surgery and church. Kingsland is also in the catchment areas for an outstanding senior school and within easy reach of several leading independent schools.

The historic market town of Leominster lies approximately four miles away with an abundance of further amenities including supermarkets, plus a range of national stores as well as good road and rail transport links. Ludlow with its famous restaurants and daily market is approximately ten miles away.

## DIRECTIONS

From Leominster follow the A44, onto the B4360. After approximately 1 mile take a right towards Kingsland. At the sharp right hand bend take the left turning where the property driveway is located on the left hand side.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4



Floor 1 Building 4



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

3412.15 ft<sup>2</sup>  
317 m<sup>2</sup>

**Reduced headroom**

82.61 ft<sup>2</sup>  
7.67 m<sup>2</sup>

(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.

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.

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