



The Seggin, Eyton Nr Leominster, HR6 0BZ
Price £499,750

The Seggin Eyton Nr Leominster

A beautiful cottage full of character located in a super rural location just ten minutes or so outside of Leominster, with gardens amounting to around 0.4 acres. Ready to move into and early viewing considered essential in order not to miss out.

- DETACHED COTTAGE
- FOUR BEDROOMS
- FOURTH BEDROOM CURRENTLY USED AS ART ROOM/STUDY
- COUNTRYSIDE VIEWS
- 10 MINUTES TO LEOMINSTER TOWN
- RURAL LOCATION
- SET WITHIN 0.4 ACRES

Material Information

Price £499,750

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: F (35)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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

Located in the pretty and rural hamlet of Eyton whilst being a short drive to the market town of Leominster, this detached cottage offers attractive accommodation with well-stocked gardens amounting to around 0.4 acres. Set up for enjoyment as well as the procurement of fruit and vegetables, this is a super opportunity for those wishing to sample 'The Good Life'. Viewing highly recommended.

Property Description

Entry through the feature front door into the characterful dining room which has beautiful stone flooring throughout, with the sitting room to the right, ideal for enjoying cosy winter nights in front of the woodburning fire. Also off the dining room is the kitchen with an open plan dining area as well as a useful pantry with wc off. The kitchen has an Aga, as well as electric oven and hob. There is space for your white good in the kitchen and utility/pantry. Accessed via a staircase in the dining room takes you to the first floor with four bedrooms which current bedroom four is used as an Art/Study with lovely views over the fields. also located on the first floor is a family bathroom with bath and over head shower.

Garden

A real feature of this beautiful property is the large garden, which equates to around 0.4 acre and is currently set up with a section to enjoy the tranquil surroundings as well as a section currently set up to grow fruit and vegetables and enjoy a part of 'The Good Life'. There are multiple apple trees at the far end of the garden which include; Braeburn, Adams Pearmain and Herefordshire Beefing which is a local cooking apple. There is Cherries, damsons and Plumb trees throughout the garden.

Services

Mains electricity and water
Private drainage
Oil fired central heating - Boiler is located in the Pantry/utility
Tenure Freehold

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.

Broadband

Ultrafast 1000 Mbps highest available download speed
1000 Mbps highest available upload speed

Source: Ofcom Broadband availability checker

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Source: Ofcom Mobile availability checker

Indoor Mobile Checker

Provider Voice Data
EE None None
Three Limited Limited
O2 Limited None
Vodafone Limited Limited

What3words///

punctual.draining.vocals

Directions

Leave Leominster on Bridge Street and follow this onto the B4361, turn left at the sign posted Eyton & Lucton. Follow this road for 1.4 miles and turn left. Follow this road for 0.6 miles and the property will be found on the right hand side. There is a sign on the house which says Seggin and the driveway is enclosed by white gates.

