



The Paddocks, Lyonshall, HR5 3JN  
Price £640,000

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LAND & NEW HOMES



# The Paddocks Lyonshall

This beautiful detached home located in a tucked away position in popular Lyonshall. Offered for sale in immaculate condition with high quality fixtures and fittings throughout. Gated driveway parking, timber garage and attractive gardens surrounding this wonderful home.

- IMMACULATE PRESENTATION
- TUCKED AWAY POSITION
- GATED DRIVEWAY PARKING
- POPULAR VILLAGE LOCATION
- HIGH QUALITY FIXTURES & FITTINGS
- PLEASANT GARDENS
- GROUND FLOOR EXTENSION
- GARAGE AND CARPORT

### Material Information

**Price** £640,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** B (84)

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

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

Please note that the dimensions stated are taken from internal wall to internal wall.



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

This executive detached home occupying a plot with gardens to all sides in the popular and sought after village of Lyonshall. Having been extended to the ground floor by the current owners and offered for sale in ready to move into condition, this is a super opportunity that is not to be missed. Highly recommended.

Property Description

Entry into the striking and modern hallway with the living room to the left, with a bay window over looking the front and french doors leading to the rear garden and patio. There is a beautiful wood burning fire and Stone hearth which gives a focal point to the room, perfect for those cosy Autumnal nights. Also off the hallway is the large kitchen diner with wall and base units, central island and breakfast bar, ideal for that morning coffee. There is an Aga, hot tap, waste disposal as well as a built in fridge freezer, dishwasher and eye level oven and grill. From the kitchen is the laundry room, utility with space for your white goods and wc. The utility is where the boiler is housed. The kitchen diner has an open plan access in to the feature sun room, ideal for entertaining and with doors leading to the rear garden and patio. The stairs lead to the first floor which has four bedrooms, the master having en suite facilities and built in wardrobes. Bedrooms two and three also having built in wardrobes. There is also the family bathroom.

Garden

Attractive gardens surrounding the property with lawned areas and flowerbeds with mature shrubs. The patio areas provide super spaces for enjoying those sunny afternoons and perhaps dining al fresco. Also within the garden is a generously proportioned greenhouse ideal for growing crops.

Garage & Parking

There is gated driveway parking for several vehicles as well as a timber framed garage and carport. The garage has power and lighting.

Services

All mains services available.  
Tenure Freehold  
Herefordshire council tax band E  
EPC B

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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

Broadband

Ultrafast available 1000Mbps maximum available download and 1000Mbps maximum available upload.

Source: Ofcom Broadband Checker

Indoor Mobile Coverage

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

Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

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

Source: Ofcom Mobile Checker

DIRECTIONS

Leave Leominster on the A44 towards, Kington and Weobley for 3.3 miles. Turn right towards Pembridge and Kington staying on the A44 for 6.1 miles, turn left into Lyonshall and stay on this road until you get to the next junction. Continue forward and bear right onto Spond Ln on the third right, turn into the paddocks and the property will be found at the top of the lane with a gates front.





