



Orchard Cottage, Shirlheath Nr Kingsland, HR6 9RJ  
Price £435,000

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# Orchard Cottage

## Shirlheath Nr Kingsland

A fabulous opportunity to acquire a two bedroom, detached cottage located in the hamlet of Shirlheath. The property boasts original character features to the original part of the cottage and enjoys a substantial garden, countryside views, garage and parking for several cars. Viewing is recommended to appreciate the property and all it has to offer. This pretty country cottage is offered for sale WITH NO ONWARD CHAIN.

- Detached cottage
- Two bedrooms
- Substantial garden
- Garage and parking
- Countryside views
- Hamlet location

### Material Information

**Price** £435,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

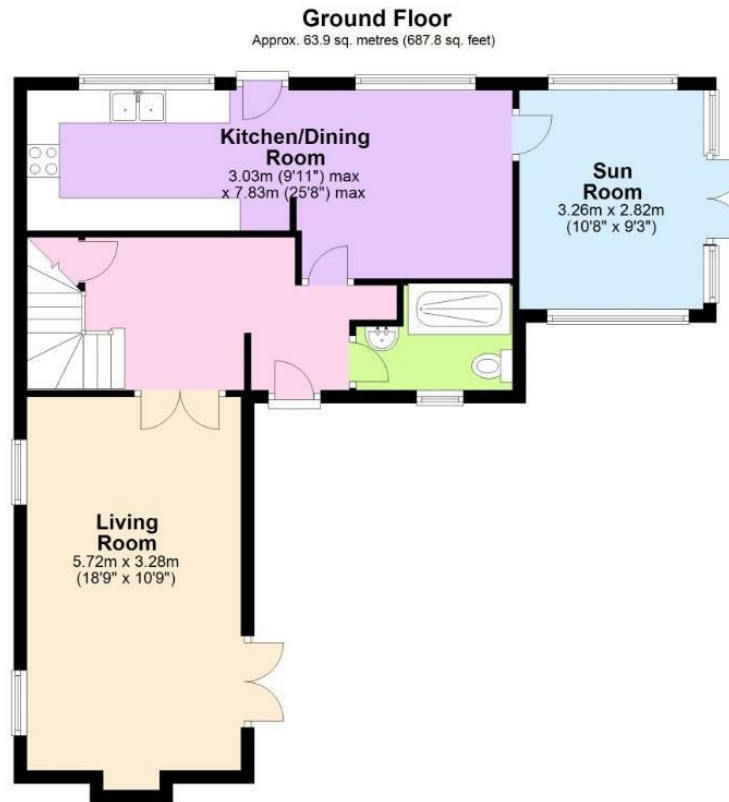
**Council Tax:** D

**EPC:** E (50)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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



Total area: approx. 98.7 sq. metres (1062.7 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

*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 detached, extended cottage which is situated within the hamlet of Shirtheath has accommodation comprising; entrance, living room, kitchen/dining room, garden room, shower room, two double bedrooms and a family bathroom. There is also a detached garage, parking and mature, established garden. The property is offered for sale WITH NO ONWARD CHAIN.

## Property description

The front door opens into the entrance hall where there is space for furniture as well as coats and shoes. This flows through to an inner hall way which has the staircase to the first floor and a useful storage cupboard under the stairs. The living room has a high vaulted ceiling with exposed timbers and double aspect windows including French doors which open onto the rear garden. There is an inglenook fireplace which has a wooden mantles and woodburning stove inset. The kitchen/dining room. The kitchen area is fitted with wooden wall and base units which have a granite worktop. There are two Smeg electric coolers, one of which has an electric hob and there is an additional gas, two ring hob. There is a double ceramic sink with a large window above, space for a fridge freezer, washing machine and tumble dryer. The dining area has a door opening to the garden and provides space for a table and chairs. This could be used as a snug, study or family area. A door opens to the sun room which has triple aspect windows over the garden including French doors and is a lovely place to sit with a cup of tea and good book. To the right of the entrance is the shower room which is fitted with a WC, basin and double shower cubicle.

The staircase rises to the first floor landing. Bedroom one is a good size double with triple aspect windows with views of the garden and countryside beyond. Bedroom two is also a double with a window over looking the garden. The family bathroom is fitted with a WC, basin and a bath which has a shower above. There is a cupboard for linen.

## Garden

The garden is a substantial plot and has been lovingly tended and also benefits from a greenhouse. The garden is then laid to lawn with interspersed established trees, shrubs and plants. There is a patio area which has space for outside dining and entertaining in the warmer months.

## Garage and parking

The driveway provides parking for several cars. There is a single garage.

## Services

Mains electricity and water are connected to the property. Septic tank drainage

Herefordshire Council Tax Band D

Tenure Freehold

## Location

The nearby village of Kingsland offers a range of amenities and a thriving local community with two pubs, village hall, infant and primary schooling, village shop and post office with a cafe, sports club, doctors surgery and garage, all set amidst superb walking country. The historic market town of Leominster lies approximately three miles away with an abundance of amenities including supermarkets, plus a range of national stores as well as good road and rail transport links.

What3words///wharfs.modest.hikes

## Broadband

Standard 29 Mbps maximum available download 2 Mbps maximum available upload

Source: Ofcom Broadband Checker

## Mobile Coverage Indoor

Provider Voice Data

EE None None

Three None None

O2 Limited Limited

Vodafone Limited Limited

Source: Ofcom Mobile Checker

## Mobile Coverage Outdoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Source: Ofcom Mobile Checker

## 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.

## DIRECTIONS

Exit Leominster west via Bargates, signed A44, continuing onto Barons Cross Road. At the first fork, bear right and continue along turning right signed Kingsland. Bear left at the corner signed Wigmore, then at the T-Junction turn left onto the A4110. Continue along and take the first left hand turning onto Dog Lane where the property can be found on the left hand side.



