



Hope Cottage, Hope-Under-Dinmore, HR6 0PR
Price £485,000

Hope Cottage

Hope-Under-Dinmore

Chain free Grade II listed character property occupying a plot of around 0.57 acre in popular and convenient Hope under Dinmore. Requiring some modernisation the property is ideal for those buyers wishing to modernise to their own taste and enjoy a large garden.

- DETACHED COTTAGE
- OUTBUILDINGS
- RENOVATION REQUIRED
- BEAUTIFUL SETTING
- SET WITHIN APPROXIMATELY 0.57 ACRES
- THREE BEDROOMS
- CHARACTERFUL THROUGHOUT
- GRADE II LISTED

Material Information

Price £485,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: (null)

For more material information visit www.cobbamos.com

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

Coming to market with the added benefit of having no vendor chain involved, we offer for sale this charming character cottage, which benefits from gardens of just over half an acre. The property also has a double garage/workshop and two stables/outbuildings. A real feature of this attractive property is the large garden, ideal for landscaping, growing produce and really sampling a taste of 'The Good Life'. Conveniently located between Leominster and Hereford and beyond. Internal inspection considered essential of this rare opportunity.

Property Description

Entry through the feature front door into a small entrance vestibule into a large reception room with double doors leading to the garden. Also off this reception room is a door leading to the living room and also a door leading into the kitchen and a downstairs wc. Also to the ground floor is a sun room and useful utility cupboard. The first floor offers three bedrooms, bathroom as well as an additional wc.

Garden

The garden is ideal for those who enjoy spending time outside and has an abundance of space totaling approximately 0.57 acres. A real blank canvas to create different spaces to enjoy the surrounding countryside as well as growing produce.

Parking & Outbuildings

The plot has two gated access points with plenty of driveway parking and access into the gardens. There is also a useful garage/workshop and two former stables.

Services

Mains electricity, Oil heating and Borehole. Private drainage. Herefordshire Council Tax Band F Tenure Freehold

Location

Hope under Dinmore is conveniently situated, being just under 5 miles from the historic town of Leominster and 10 miles from the city of Hereford. The popular market town of Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus routes. Hereford City offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

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 Coverage

Standard 1 Mbps 0.2 Mbps Good
Superfast 74 Mbps 18 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear, Openreach

Indoor Mobile Coverage

EE Limited Limited
Three Limited Limited
O2 Likely Limited
Vodafone Likely Likely

Outdoor Mobile Coverage

EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

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Directions

From Leominster take the A49 south towards Hereford, at the bottom of Dinmore Hill take the right hand turn signposted "Hope Under Dinmore". Follow the road for just under a mile and take the private road on the left just before the bridge and the property can be found on the right.

