



East Cottage, Almeley, HR3 6LF
Price £495,000

East Cottage Almeley

Character cottage located in the popular and sought after village of Almeley and benefiting from a generous garden, ideal for those buyers who enjoy spending time at home outside. Driveway parking and double garage. Early viewing considered essential.

- POPULAR VILLAGE
- CHARACTER PROPERTY
- LARGE GARDEN
- ATTRACTIVE OPPORTUNITY
- OUTBUILDINGS

Material Information

Price £495,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: E (53)

For more material information visit www.cobbamos.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 53 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Introduction

We offer for sale this attractive detached cottage in popular Almeley with gardens totaling around 0.36 acres. Only fully appreciated during an internal inspection the property has been upgraded by the current owners and offers ready to move into accommodation at a competitive asking price. There is gated driveway parking to the front of the property with a useful timber car port to the side providing additional parking. Viewing highly recommended.

Property Description

Into the entrance hall with a useful WC immediately to the right as well as a utility area further along. There is open plan access into the cottage style kitchen and a door leading into the cosy lounge. Off the lounge is an additional reception room, versatile in nature. Also off the kitchen is a generous conservatory with double doors leading onto a pleasant patio looking out onto the garden. To the first floor there are three bedrooms with the main bedroom benefiting from an en suite shower room. There is also a family bathroom.

Garden

A real feature of this attractive cottage is the gardens totaling circa 0.36 acres providing a space to enjoy as well as grow flowers as well as fruit and vegetables. There is also a good size workshop/shed measuring circa 2.64m x 8.92m as well as an additional small shed. Pleasant patio and lawned areas surrounded by mature shrubs and trees making this an ideal space to relax and unwind.

Garage and Parking

There is gated parking to the front for several vehicles whilst to the side there is a timber double carport.

Services

Mains electricity, drainage and water. Oil heating.

Location

Set in the desirable rural village of Almeley. The village offers a thriving community centered around the village pub, community hall, village green and primary school. The village also has the benefit of regular visits from the mobile post office. The nearby market town of Kington situated approximately 5.5 miles away provides an extensive range of shopping, essential amenities including both primary and secondary schooling. Hay-on-Wye is located approximately 14 miles away and is popular locally and nationally with a wealth of book shops and arts festivals

Agents Notes

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

Ultrafast 1000 Mbps 1000 Mbps

Networks in your area - Openreach, Gigaclear

Source: Ofcom Broadband Checker

Indoor Mobile Coverage

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

Outdoor Mobile Coverage

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

what3words

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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.

Directions

Leave Leominster on the A44 heading towards Monkland, continue along the road until reaching Sarnesfield and then turn right towards Woonton on A450, follow the road until reaching Woonton, turn left for Almeley. Continue into the village, don't bear left with the school but keep right passing Almeley Cricket Club and East Cottage can be found approximately 400m on your left hand side.

