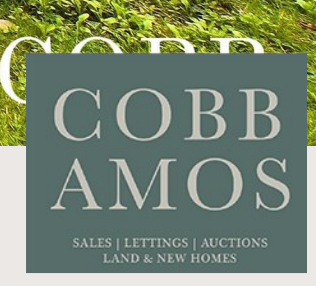


Coppice End, Bowley Lane, Bodenham, HR1 3LF
Price £385,000



Coppice End Bowley Lane Bodenham

SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION - this detached true bungalow occupying a plot totaling circa 0.66 acres and benefiting from superb views across the countryside. Chain free with viewing highly recommended.

- SUBJECT TO AN AGRICULTURAL TIE
- CHAIN FREE
- SUPER VIEWS
- GENEROUS GARDENS
- EDGE OF VILLAGE LOCATION

Material Information

Price £385,000

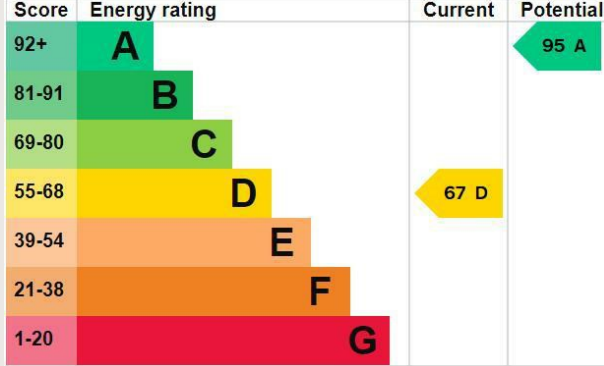
Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: D

EPC: D (67)

For more material information visit www.cobbamos.com



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

Situated in an elevated position with beautiful views across the Herefordshire countryside, this detached bungalow occupies a generous plot of around 0.66 acres with a double garage and two stables. The property requires some modernisation and has therefore been priced accordingly. The property is subject to an agricultural occupancy condition whereby "The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants."

Property Description

Entry into hallway, with the lounge to the left, which has french doors leading out onto the patio with the views beyond. Also off the hallway are four bedrooms, a bathroom, an additional shower room and a useful utility room. The generous kitchen/diner is accessed off the hallway also, which also has french doors leading into the garden.

Garden

The gardens are laid mainly to the front of the property with mature shrubs and borders and views of the rolling hills.

Parking & Garage

There is parking for several vehicles within the grounds with good vehicular access to a double garage and two stables both having power and lighting. There is also a purpose built log barn with a timber frame, clad with profile steel sheets.

Services

- Mains Electric and Water
- Oil fired central heating
- Rayburn (oil fired)
- Wood burner
- Septic Tank Drainage
- Tenure: Freehold
- Council Tax Band D

Location

Bodenham is a sought after village due to it's situation between Leominster and Hereford and range of local amenities to include shop, post office, public house, primary school and church. More extensive facilities are available in both Leominster (7 miles) and Hereford (8 miles). The popular market town of Leominster boasts a wealth of independent local shops, a weekly open air market, national supermarkets and a host of recreational facilities and was recent runner up in a nation High Street competition. Hereford City offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

What3Words:///critic.overruns.clashes

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 Checker

Broadband type Highest available download speed Highest available upload speed Standard 29 Mbps 2 Mbps

Mobile Coverage Indoor

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

Mobile Coverage Outdoor

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

Important Note

The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Directions

From Leominster take the A49 south towards Hereford, at the bottom of Dinmore Hill take the left onto the A417. Follow the road, after the petrol station, Merco at Saffron Cross, on the right, take the immediate left hand turning onto Bowley Lane. Follow the lane and Coppice End can be found on the right.

