



Stonewell Cottage, Almeley, HR3 6LQ
Price £575,000

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Stonewell Cottage, Almeley

An attractive detached cottage located in the quiet village of Almeley nestled in the North-West Herefordshire countryside and offered for sale in ready to move into condition at a competitive and realistic asking price. Good size gardens totaling circa 0.37 acres with patio and lawned areas as well as driveway parking and a timber open-fronted garage. A super opportunity to purchase with early viewing considered essential.

FEATURES

- READY TO MOVE INTO
- ATTRACTIVE GARDENS
- QUIET VILLAGE
- COUNTRYSIDE WALKS ON DOORSTEP
- DRIVEWAY & TIMBER OPEN-FRONTED GARAGE



Material Information

Price £575,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: D (56)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Cobb Amos offer for sale this detached stone cottage in immaculate condition at a competitive asking price with internal inspection considered essential. Located in Almeley, which is situated around twenty minutes to the south west of Leominster and around ten to fifteen minutes to the south east of Kington. The village offers an abundance of countryside walks from the doorstep as well as The Bells Inn public house, an active village hall and the beautiful St. Marys church. Ideal for those buyers seeking village life and a ready to move into property, this must be viewed in order to appreciate the opportunity on offer.

Property Description

Entry into the spacious hallway with the cosy living room to the left and a separate office/snug directly to the front. To the right of the hallway is the dining area which is open plan into the modern fitted kitchen with underfloor heating, feature floor to ceiling windows and french doors onto the smart patio area overlooking the pretty gardens. Also off the kitchen is a cosy snug/reading room with a useful utility and wc off. To the first floor there are three bedrooms, the master enjoying en suite facilities. There is also a family bathroom.

Garden

The gardens are a real feature of this attractive property and the whole plot totals approximately 0.37 acres with lawned and patio areas, including pretty borders and flowers. The space is ideal for tending to flowers and crops in addition to dining al fresco during the warmer months. There is also a wildlife pond.

Garage & Parking

The property benefits from driveway parking for several vehicles plus a timber open-fronted garage.

Services

Oil heating
Mains water, drainage and electricity.

Herefordshire Council Tax Band F

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.

Broadband Coverage

Broadband type Highest available
download speed Highest available upload speed Availability
Standard 3 Mbps 0.5 Mbps Good
Superfast 47 Mbps 8 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear,
Openreach
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

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



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Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data

EE Limited Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Source: Ofcom Mobile Checker

Agent's 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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

what3words

///supper.bloom.remake

DIRECTIONS

Leave Leominster on the A44 towards Monkland, continue along the road until reaching Sarnsfield and then turn right towards Woonton. Follow the road until reaching Woonton, turn left for Almeley. Just before the village hall take a right turn towards Almeley Cricket Club. The property can be found on the right.



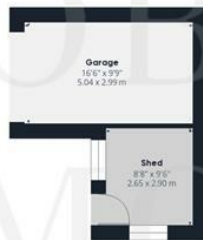




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1881.63 ft²

174.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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