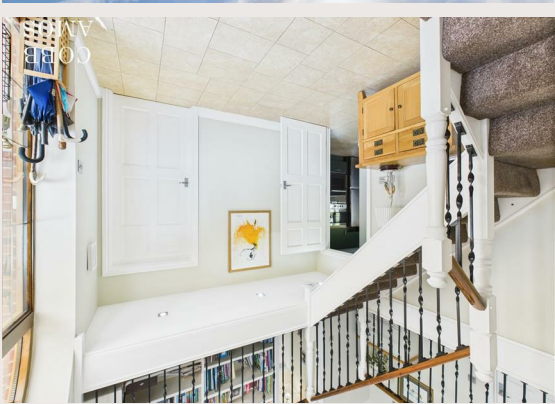
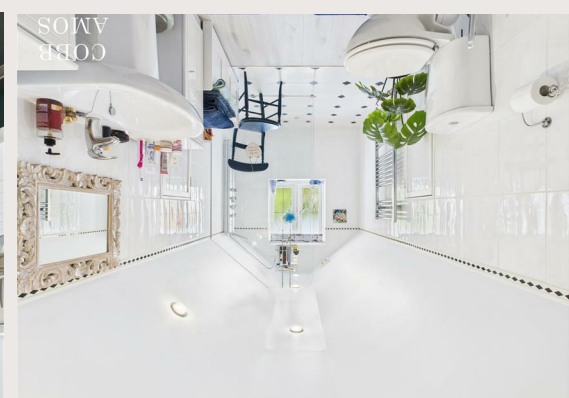
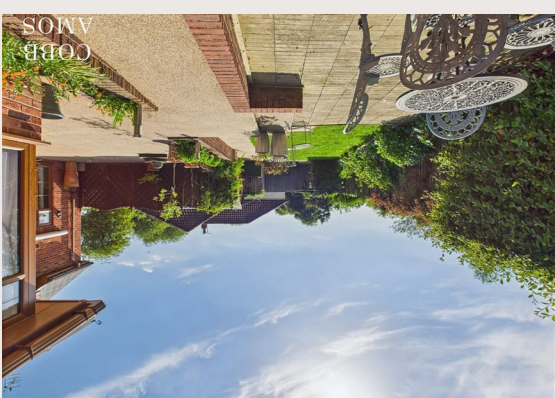




Demesne Hereford

A well appointed and generously sized detached family home boasting four bedrooms, one with en-suite, three reception rooms and an attached and well-proportioned one bedroom annexe, all set within the highly popular and rural village of Almeley. The property has been presented to a very high standard and would suit those looking for a turn key multi-generational home or a large property with hobby space and versatility. Viewing is highly recommended.

- DETACHED FAMILY HOME
- SOUGHT AFTER RURAL VILLAGE SETTING
- MODERN BUILD
- FOUR BEDROOMS & ONE BEDROOM ANNEXE/ FIVE BEDROOM FAMILY HOME
- IMPRESSIVE HALLWAY ENTRANCE
- SOUTHERLY ASPECT GARDEN ROOM
- OFF ROAD PARKING
- STRIKING OPEN PLAN KITCHEN/DINING/SITTING ROOM

Material Information
Price £650,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: C (76)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction
Situatd within the desirable village of Almeley is this executive four bedroom family home with one bedroom en-suite annexe. The property has accommodation comprising; impressive entrance hall, study, garden room, kitchen/dining/sitting room, utility room, four bedrooms, one en-suite, a family bathroom and an attached one bedroom annexe. In addition there is an enclosed rear garden, south facing front garden, workshop, storage sheds and parking for several vehicles.

Property Description
A warm welcome meets you as you enter Demesne through its bespoke glass paneled doorway with curved frame. The entrance hallway is generous and impressive with its galleried staircase and ample space for the dispersal of hats and coats. In front of you is access to an equally generous open-plan family kitchen/dining/sitting room that is lit by french doors to both the front and rear of the property. The kitchen is a real striking feature of the home with Mira Stone work tops, island with inset hob top, deep pan drawers, wine rack, ceiling extractor fan, housing for a large fridge/freezer (available by separate negotiation), waist height ovens with microwave above, integrated dishwasher and bins and a great expanse of floor and wall cupboards. Even more exciting are the double doors that lead to a pantry cupboard. The dining section overlooks the back garden and adjoining patio area and frames the wonderful countryside views beyond. The sitting section is demarcated with a wood-burning stove with brick and oak fire surround perfect for those cooler Winter months. Off the kitchen is a useful utility room which has plumbing for a washing machine and a door leading out onto the rear gardens. There is also a WC with fully accessible shower room. To the right of the entrance hall is a study and linked garden room. The study has room for multiple work stations ideal for those needing to work from home. It is well lit due to its southern aspect and could lend itself to becoming a ground-floor bedroom or second sitting room. The Garden Room has a solid roof with velux window, bi-fold doors to the front and hard flooring. A real sun trap with access onto a south facing patio area.

On the first floor is a spacious galleried landing with fitted shelving for the creation of a library space, four bedrooms, one with en-suite and a family bathroom. The master bedroom is a double but currently houses a super-king. It overlooks the surrounding fields and boasts timber detailing, numerous options for the placement of bedroom storage furniture and a large en-suite with walk-in power shower (jet facility), WC, bidet and wash hand basin all in a crisp white finish. Bedroom two is a good sized double with in-built storage, front aspect and views of the Black Mountains. Bedroom three is a double with in-built storage and a rear aspect. Bedroom four is a double with front aspect. The family bathroom is lavish and liberal in size with a large, opulent walk in shower with a curved cubicle, full size bath echoing the curved detail of the shower, WC, basin with storage facility and LED mist free mirror. There is an accessible loft space with power and light.

Demesne benefits from having a one bedroom annexe which is accessed from the study or kitchen and is currently being run as a Holiday Let. The kitchen/breakfast room is a light and airy space with south facing double doors that provide access to the garden. There is a good selection of wall and floor kitchen cupboards, integrated fridge/freezer, breakfast bar with integral four ring electric hob, waist height ovens with microwave above and housing for a dishwasher. There is ample room for a table and chairs alongside the breakfast bar and a utility room with storage and housing for the boiler. The sitting room is equally light and bright with again a southerly aspect, room for multiple sofas and a door leading out into the back garden. On the first floor is a double bedroom with double aspect over the fields and room for a good selection of bedroom furniture for storage. It has an en-suite shower-room lit by a velux window, fully tiled with contemporary and modern style fittings.

Garden & Parking
The south facing front garden has sections of patio and lawn with a canopied porch to the front door. There is a workshop and craft den with power and light. To the rear of the property is further patio area for al fresco dining, a large potting shed with power and a garden shed for the storage of garden equipment. There is driveway parking for several vehicles and an oak double carport for two vehicles.

Services
Mains water and electricity.
Oil Central Heating.
Solar water heating system.
There is a generator for the house in cases of a power cut.
Herefordshire Council Tax Band D (main house) & A (annexe).
Tenure: Freehold

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 30 Mbps 0.5 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear, Openreach
Source: Ofcom Mobile Checker
The vendors have informed us that they are currently connected to Gigaclear.

Outdoor Mobile Coverage
Provider Voice Data
EE Limited Limited
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Source: Ofcom Mobile Checker

Indoor Mobile Coverage
Provider Voice Data
EE None None
Three None None
O2 None None
Vodafone Limited None

Source: Ofcom Mobile Checker

Location
Set in the desirable rural village of Almeley. The village offers a thriving community centered around the village pub, parish church, community hall with craft club and regular social events, village green, bus stop, cricket club 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.

What3words
What3words:///bills.period.scored

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.

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 towards Monkland, continue along the road until reaching Sarnsfield and then turn right towards Woonton. At Woonton, turn left for Almeley. Just before the village hall take a right turn towards Almeley Cricket Club (ACC). Before you reach ACC turn right onto a no-through road and the property can be found on your left.

