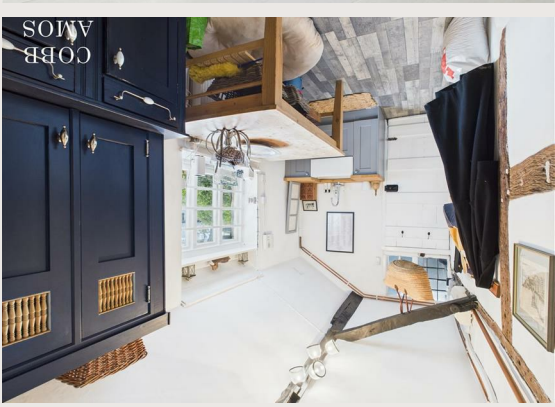




The Old Post Office, Staunton-on-Arrow, HR6 9HR
Price £450,000

The Old Post Office Staunton-on-Arrow

A beautifully presented and restored, three double bedroom, Grade II Listed cottage which is situated within the sought after village of Staunton on Arrow. The property boasts original character features throughout and enjoys oodles of charm with exposed timbers, wooden staircase and stone fireplace. There is a garden and the property is offered for sale WITH NO ONWARD CHAIN.

Please call 01568 610310 to arrange a viewing or enquire further with our Leominster office.

- QUIET HAMLET LOCATION
- CHARACTER THROUGHOUT
- GRADE II LISTED
- VIEWS TOWARDS THE CHURCH
- DECEPTIVELY SPACIOUS COTTAGE
- THREE DOUBLE BEDROOMS
- LAWNED GARDEN
- NO ONWARD CHAIN

Material Information

Price £450,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: (null)

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 a pleasing position in the sought-after and quaint village of Staunton-on-Arrow, is this well presented, characterful cottage. This historical Post Office has been cleverly styled and immaculately presented to create a beautiful and deceptively spacious cottage with accommodation comprising: entrance hall, kitchen, living/dining room, boot-room, utility, three double bedrooms and a family bathroom. There is a secure garden with Summer house and parking at the rear of the property (there is dedicated parking for 2 cars, one in front of the other).

Property Description

Entry begins through a wooden pillared porch with substantial six paneled door into an entrance hallway with parquet flooring and space to hang coats. Immediate attention is drawn to a red post box inserted into the wall ahead as a nod to the historical roots of this impressive home. To the right is a kitchen with a generous amount of wall and base units and oak worktop. The tongue and groove back splash gives interest and detail to this welcoming country kitchen. The floor to ceiling bay window is a delight, flooding the room with rural greenery. Further benefits include: sunken ceramic sink, an integrated dishwasher and space for a tall fridge/freezer. There is a Belling electric cooker with six ring gas hob ready for any keen cooks and ample work top for additional appliances or plentiful preparation space.

To the left of the entrance hallway is a spacious reception room currently set up as a dining and sitting room. This room oozes country charm and character. Mimicking the bay in the kitchen is a second bay window of similar proportion that would frame the grandest of dining tables. The timber framed bones of this home are on spectacular display here alongside a stone, inglenook fireplace with inset wood-burner, perfect for those colder Winter months spent indoors.

Just off the dining section is a door leading to a utility/boot room with belfast sink, cupboards and shelving for storage and secondary hanging for coats and hats. A door here leads to a linen room with housing for a washing machine, storage cupboard and a door to the outside. The boiler is housed here.

A wooden staircase with galleried section and overlooking window leads to the first floor. On the first floor are three bedrooms, family bathroom and three storage cupboards with louvred doors along the landing. The landing itself with galleried staircase and exposed wooden floor is a real treat to the eye. The master bedroom is spacious with room for a selection of bedroom furniture. Further storage facility is provided by the three cupboards in the hallway just outside the master bedroom. The master has dual aspect and proudly showcases exposed timber work and metal casement windows. Bedroom two has front aspect and room for a selection of bedroom furniture. It would lend itself to becoming a home office if otherwise desired. Bedroom three enjoys scenic views from the window and is currently set up with twin beds. There is paneling and timber frame detailing giving charm and character to the room. The family bathroom is tastefully styled with slipper bath, WC, shower cubicle, hand basin with chrome pedestal, tongue and groove paneling and a heated chrome towel rail.

Garden & Parking

A gate opens to the front garden which has a path leading to the front door and side garden. There is a hedge and border with shrubs. The garden is laid to lawn and has established hedge boundary. There is a summer house and graveled area to enjoy alfresco entertainment in the warmer months.

There is parking behind the property for two vehicles: one in front of the other.

Services

Mains electric. Oil heating, Mains supply from Welsh water, Private drainage. Shared septic tank with two other properties. Emptying in July 2025 was £88.33 to each property. Tenure: Freehold Grade II Listed Herefordshire Council Tax Band D

Broadband

Broadband type Highest available download speed Highest available upload speed Availability Standard 4 Mbps 0.6 Mbps Good Superfast 80 Mbps 20 Mbps Good Ultrafast 900 Mbps 900 Mbps Good Networks in your area - Openreach, Airband The vendor has informed us of the following: that there is full fibre broadband at the property with 1GB download with Airband. Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

Staunton-on-Arrow is a quiet hamlet situated within easy reach of the popular market town of Kington and villages of Shobdon and Pembridge which offer a good range of essential amenities, schooling and leisure facilities. The Market town of Leominster is 10 miles away providing an extensive range of amenities, educational and recreational facilities.

What3words

What3words:///stitching.neat.last

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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

Directions

From Pembridge turn onto Bridge Street towards Shobdon, then take the first left hand turn, signposted Staunton on Arrow. Continue to the junction at the end of the road, heading straight over, also signposted Staunton on Arrow. Proceed through the village where the property is located on the left just after the village hall.



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