



The Elms,
Almeley, HR3 6LQ

Price
£425,000

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The Elms,

Almeley
HR3 6LQ

The Elms is a well appointed four double bedroom, two ensuite detached property which has been completed to a very high standard. The property sits within the popular village of Almeley and benefits include double glazing, underfloor heating to the majority of rooms, garage, driveway parking and gated driveway. Viewing is highly recommended to appreciate the flexible accommodation and exceptional finish on offer.

- Detached family home
- 4 double bedrooms, 2 ensuite
- Kitchen / breakfast room
- Fully enclosed garden
- Garage, driveway parking
- Village location

Directions

From Leominster, approach Almeley until Village Hall is in view. Bear right with Village Hall on the Left, and proceed uphill with cricket Green on left. Proceed to just beyond end of cricket Green, where a drive can be seen on the immediate right. Ignore this drive and proceed a further 25 metres to the next drive on Right-hand side. Turn into this drive which is between 'Rose Villa' on right and a Bungalow on left. Proceed down drive in direction of bungalow 'Wisteria Cottage' in front. At the entrance gate to the cottage, 'The Elms can now be



Introduction

Situated within the highly popular village of Almeley is this four double bedroom, detached executive family home. The property offers flexible accommodation which comprises; entrance hall, living room, sun room, kitchen, utility room, shower room, downstairs bedroom with ensuite shower room. The first floor comprises; gallery landing, three double bedrooms, one ensuite, office/study/dressing room and the family bathroom.

Property description

The front door opens into the entrance which provides access into the primary rooms, has two useful storage cupboards for coats and shoes and the staircase which rises to the first floor gallery landing which is impressive and a rather special feature to the property. There underfloor heating which flows into the majority of the ground floor rooms with the exception of the fourth bedroom and en-suite. The living room has a feature fireplace which is fitted with an electric fire. There is a window to the front and French doors opening into the sun room which has triple aspect windows over looking the garden including doors opening onto the rear garden. The kitchen is fitted with wooden wall and base units with a granite work top. There is an integrated dishwasher, electric Leisure cooker with five ring hob, sink with a window above over looking the garden and ample space for a breakfast table and chairs. A door opens into the utility room where there are additional base units, space and plumbing for a washing machine and space for a tumble dryer and fridge freezer. There is a stainless steel sink with a window above, the boiler, door to the side of the property and a door which opens into the shower room. This is fitted with a wc, basin and shower cubicle. The fourth bedroom which could also be used as a home office or study, has French doors opening to the front. There is an ensuite attached which has a double shower cubicle, wc, basin and heated towel rail as well as a useful storage cupboard. The current owner has advised us that the chimney has a class 1 flue and is suitable for an open fire or multi-fuel burner.

First floor

Stairs rise to the first floor landing where there is access to the remaining three bedrooms and family bathroom. Bedroom one is a double with dual aspect windows, a walk in wardrobe and en-suite bathroom which has a three piece white suite including a shower over the bath, heated towel rail and velux window. Both bedrooms two and three are doubles with bedroom two benefitting from an additional room which could be utilised as a home office, nursery, walk in wardrobe or additional bedroom. The family bathroom is fitted with a free standing bath, shower cubicle, wc and sink with a velux window and heated towel rail.

Garage and parking

The garage has a remote controlled roller shutter door and a pedestrian door to the rear. There is light and power. The property has ample parking for a number of cars as well as space for a motor home.

Garden

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* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
68	78	63	73
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



