



8 Moor Meadow, Shobdon, Leominster, Herefordshire. HR6 9NT
Detached 4 Bed Family Home In Rural Village Location

Asking Price £420,000



LOCATION 8 Moor Meadow is set in the sought after village of Shobdon, surrounded by beautiful Herefordshire countryside. The village enjoys a good range of local amenities including an excellent village shop/post office, primary school, The Batemans Arm public house and church. Leominster is about 9 miles west and the historic town of Ludlow is c.14 miles to the northwest, whilst the city of Hereford is some 20 miles to the south. All are within easy reach and provide a wide range of amenities, including main brand supermarkets and rail links to the rest of the country.

BRIEF DESCRIPTION This impressive detached family home commands a prominent corner plot on the fringe of the popular and well serviced village of Shobdon. From the gravelled driveway the front door is framed by a canopy style porch with quarry tiled flooring and external light. This opens to a lovely reception hallway with ceiling light, wood effect flooring, radiator and staircase to the first floor with storage cupboard below. A door leads through to the family living room, with large double glazed window to the front elevation, ceiling light, radiator and forming a central feature is a chimney breast with recess, raised tiled hearth and wooden mantel above (chimney currently blocked off). An archway then leads through to a formal dining room with ceiling light, radiator, door through to the kitchen/breakfast room and sliding door to the conservatory/garden room to the rear. This room has double glazed windows overlooking the rear garden with double doors leading to the same, tiled flooring, radiator and wall light.

The kitchen breakfast room offers a comprehensive range of matching units with ample work surfaces with inset sink and tiled splash backs. Appliances include an integrated electric hob with electric oven and grill below with planned space and plumbing for washing machine, dishwasher and further space for up right fridge freezer. There are ceiling lights, tiled flooring, radiator, two double glazed windows overlooking the rear garden, space for breakfast table and return door to the reception hallway. A further door from the kitchen open to a useful rear entrance hall with double glazed windows overlooking the rear garden and door to the side elevation, tiled flooring and rear door to the attached garage. Also off the reception hallway is a downstairs shower room, with enclosed shower cubical with electric shower over, low flush wc, wall mounted hand wash basin, ceiling light, tiled flooring, towel radiator and double glazed window to the front elevation. A staircase from the hallway leads up to the first floor landing with double glazed window, ceiling light, loft access, storage cupboard housing the gas fired central heating boiler and doors off to all rooms. The property offers four good sized bedrooms, all with double glazed windows, ceiling lighting, radiator and power points fitted. The family bathroom offers a suite to include a panelled bath with mixer tap with shower attachment, low flush w/c, handwash basin with cupboard below, towel radiator, ceiling light and double glazed window.

OUTSIDE The property commands a prominent corner plot and is approached to the front via a gravelled driveway providing ample parking and leading onto the attached single garage. The front garden is laid to lawn with mature shrubs and trees and wraps around the one side, with gated access to the pleasant, good sized gardens to the rear. The rear gardens includes lawned areas, mature scrub boards, rockery and gravelled area as well as decked patio seating, entertaining and bbq area.

Services, Expenditure & Important Material Information

Tenure: FREEHOLD

Services Connected: Mains Electricity, Water, Drainage and Gas. Gas Fired Centrally Heated.

Council Tax Band: E Broadband availability: Ultrafast 1000Mbps

Phone Coverage: 4g Available and can be found at <https://www.ofcom.org.uk/mobile-coverage-checker>

Viewings Strictly by appointment through the selling agents, Jackson Property. t. 01568 610600 e. leominster@jacksonproperty.uk

Directions What3Words///clubbing.presented.talking

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- Located In Well Serviced, North Herefordshire Village Of Shobdon
- Extremely Well Presented, Detached Family Home
- Offering Gas Centrally Heated 4 Bed Accommodation
- Including 2 Reception Rooms, Conservatory & Kitchen Breakfast Room
- Pleasant, Mature Wrap Around Garden
- Attached Single Garage & Driveway Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

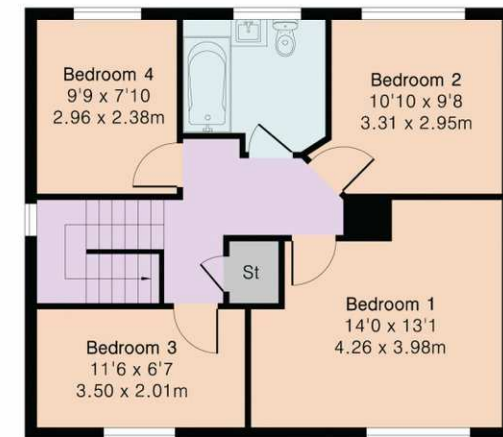
Approximate Gross Internal Area 1472 sq ft - 137 sq m
(Including Garage)

Ground Floor Area 883 sq ft – 82 sq m

First Floor Area 589 sq ft – 55 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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