

Cobnash Cottage Cobnash, Kingsland, HR6 9RA
Guide price £875,000

DAVID
PARRY
& CO



Character & Country
PROPERTY SPECIALISTS



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A wonderful lifestyle opportunity comprising a four bedroom family house, a separate one bedroom annexe ideal for a dependent relative or AirBnB income, set in grounds of approaching an acre, together with a separate flat field of 3.63 acres ideal for horses, sheep, donkeys goats etc. Equestrian/smallholding possibilities. 4.53 acres in all.

SITUATION AND DESCRIPTION

Cobnash is located around 3 miles northwest of Leominster, close to the well equipped and popular village of Kingsland. The village shop and café, along with 2 public house/restaurants, Church, village hall, doctors and primary school offer local amenities just a few minutes drive away from the property, with a wider range of services and amenities to be found in Leominster itself, with supermarkets, mainline railway station, independent shops, pubs and leisure facilities, educational and medical facilities.

The market town of Ludlow once described as ‘probably the loveliest town in England’ by poet laureate John Betjeman, claims to now be ‘virtually the culinary capital of the UK’ and is approximately ten miles away. The city of Hereford is approximately 15 miles south, with comprehensive medical, educational, shopping and recreational facilities.

The whole area is beautiful with rolling hills and beautiful countryside, woodland walks, cycling and horse riding on a network of footpaths, bridleways and cycle routes taking you through the likes of Mortimer Forest or along the banks of the rivers Teme and Lugg, all against a backdrop of the Welsh and Shropshire Hills.

Cobnash Cottage offers a whole host of possibilities with beautifully presented accommodation including the main house dating back to 1830, now reconfigured and extended with four bedrooms and three reception rooms. The property is set in large beautifully maintained cottage style gardens with a wooded backdrop, a range of buildings and a detached one bedroom annexe ideal for generating an income or useful for dependent relative or extended visiting family.

The land which comprises one large enclosure and extends to 3.63 acres, lies to the opposite side of the road hence stock would be visible from both the house and annexe. It is a few minutes walk to the gated entrance and is fully stock proofed. The current vendor keeps sheep but equally the land would support horses, donkeys, goats, poultry, bees etc or could simply be used as an amenity area for someone looking at establishing a smallholding and becoming self sufficient. The roadside access gives an ideal outlet for

someone wishing to maybe sell their own produce and Kingsland is literally a few minutes away. The field could also possibly be considered for camping etc, again subject to any necessary consents.

The annexe has been modernised and updated by the current vendor and has a large sitting room/dining room, well fitted kitchen, one large bedroom and a bathroom. The building also houses a very useful second kitchen/laundry room, workshop and garage. There are a bank of solar panels to the roof. There is parking immediately adjacent to the annexe and an area of private garden could easily be formed if required without impacting the main house.

The gardens form a very special feature to Cobnash Cottage, with many mature trees including cherry, ash and oak and fruit trees including damsons, pears, plums and apples, with shrubs and planting creating private seating areas with ornamental pond and a raised deck hidden within the trees on the rear boundary, creating a perfect place for a play den or simply to enjoy a gin and tonic on a summers day in the shade! The main lawned garden area is level and again this area could readily be reconfigured and the vegetable gardens extended if required.

There is a separate and very useful secondary access point off Broomy Hill Lane, leading on to additional parking and a detached garage. There is power and light to both the garage and workshop/store which are both spacious with double doors ideal for storage of ride on mower/trailer/equipment etc or equally classic cars/hobbies/games rooms, or home gym. These buildings could also be converted to a home office or studio/consulting room for anyone wishing to work from home (subject to any necessary consents).

SERVICES

Mains gas, water and electricity with additional solar panels. Private drainage to a septic tank.

LOCAL AUTHORITY

The Herefordshire Council
Council Tax band F





AGENTS NOTE

Please see links for information about Kingsland and surrounding area, schooling, phone and broadband speeds etc. The aerial photography with boundaries indicated are for identification purposes only.

JOINT AGENTS

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- Rural location just a few minutes from the well equipped and popular village of Kingsland
- Three miles from Leominster with a wide range of services and amenities, supermarkets, antique and independent shops, mainline railway station
- Around ten miles from Ludlow, with boutique shopping, castle and is a renowned foodies' paradise!
- Superb lifestyle opportunity as a rural smallholding with equestrian possibilities
- Beautifully presented separate one bedroom annexe, currently operating as a successful holiday let, with a bank of solar panels
- Main accommodation spacious character four bedroom property dating back to 1830
- Workshop/store and garage block, ample room for further buildings, polytunnels etc subject to any necessary consents
- Two driveway access points, one to the front and one to the rear garden adjacent to the garage with further parking
- What3words House - Woodstove.mixer.pegs
Field gate - head.juggles.irritated
- Please see links and drone video tour for more information



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

