



3, Tipton Lane, Leintwardine, SY7 0LN
Price £325,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES



3, Tipton Lane Leintwardine

Welcome to 3 Tipton Lane, a charming and well presented home tucked away in the heart of the sought-after village of Leintwardine. Combining characterful features with modern comforts, this property offers an ideal lifestyle for those seeking a peaceful countryside setting without compromising on accessibility.

Offering a generous reception room, kitchen/dining room, conservatory, two good sized bedrooms, house shower room with enclosed rear garden and off-road parking, this charming home enjoys a peaceful position along Tipton Lane.

FEATURES

- Charming Semi-Detached Cottage
- Two Generously Sized Bedrooms
- Modern Shower Room
- Spacious, Light-Filled Living Room with Feature Fireplace
- Fitted Kitchen / Diner
- Private, Enclosed Rear Garden
- Off-Road Parking for Two Vehicles
- Situated in a Desirable Village Location
- No Onward Chain

Material Information

Price £325,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: C

EPC: G (5)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	5 G	

Introduction

This delightful two-bedroom cottage oozes warmth and character from the moment you arrive. Exposed beams, a welcoming traditional fireplace giving this home a timeless feel, while thoughtful modern updates ensure it's ready for everyday living. Leintwardine is one of Shropshire's hidden gems, a village with real community spirit, a choice of welcoming pubs, a village fuel station with forecourt shop, and countryside walks in every direction. The nearby River Teme offers beautiful strolls, and the surrounding hills provide endless exploring.

Property Description

Inside, the cottage welcomes you with exposed beams, soft natural light, and a wonderful sense of calm. The living room, with its traditional fireplace, is the ideal spot to curl up with a book on chilly evenings. Sliding doors lead out to the conservatory and out to the rear garden.

The kitchen is the heart of the home here, bright and well-equipped with fitted units providing ample cabinet storage and countertop work surfaces. Having planned space for washing machine, fridge/freezer, an integrated microwave oven and space for table and chairs. Upstairs, there are two lovely bedrooms, each with its own character, and a modern shower room designed with simplicity and comfort in mind.

Outside

To the rear is a well-maintained, enclosed

garden mainly paved with a patio area and shrub border, perfect for outdoor dining and relaxation. The property also benefits from off-road parking for two vehicles to the rear.

Broadband Speeds

Basic: 19 Mbps | Superfast: 80 Mbps

Services

We understand all mains services are connected to the property.

Local Authority

Herefordshire Council

Council Tax Band: C

Tenure

We understand the property is freehold.

Agents 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 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Viewing Arrangements

Viewings arranged by appointment, please contact Cobb Amos Ludlow on Tel: 01584 874 450 Email: ludlow@cobbamos.com





COBB
AMOS



COBB
AMOS



COBB
AMOS



COBB
AMOS

DIRECTIONS

From Ludlow proceed in a northerly direction along the A49. After about two miles turn left on the A4113 signposted Knighton/Leintwardine. On entering Leintwardine, turn left onto Tipton Lane and the property can be found on the left hand side indicated by the For Sale board.





Ground Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



First Floor

Approx. 21.3 sq. metres (229.2 sq. feet)



Total area: approx. 68.8 sq. metres (740.4 sq. feet)

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.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com