



Willow Cottage, High Street, Leintwardine, SY7 0LB  
Guide Price £400,000

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# Willow Cottage, High Street Leintwardine

Willow Cottage is a delightful period property sitting in the heart of the sought-after village of Leintwardine, on the Herefordshire / Shropshire border. Requiring modernisation and updating, this charming home combines traditional character with convenient location, with potential to offer a cosy yet practical living space ideal for couples, families, or those seeking a peaceful rural retreat.

## FEATURES

- Charming Period Detached Property
- Spacious Acomodation
- Modern Fitted Kitchen
- Four Double Bedrooms
- Three Reception Rooms
- Gardens and Grounds Extending to 0.60 Acres
- Requiring Some Modernisation
- No Onward Chain

## Material Information

**Guide Price** £400,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** F

**EPC:** E (40)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 40 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Introduction

Set on an impressive 0.60-acre plot, Willow Cottage presents a unique opportunity to acquire a substantial character home with generous gardens, spacious living accommodation, and tremendous potential to make this property your own. Tucked away in a prime village location, this attractive detached cottage combines traditional charm with scope for modernisation, making it an exciting proposition for buyers seeking space, privacy, and flexibility.

## Property Description

### Ground Floor

Upon entering Willow Cottage through the central front door, you are welcomed into a charming reception hall rich in character, featuring exposed beams, traditional quarry tile flooring, a staircase to the first floor, and a convenient cloakroom/W.C.

The lounge is generously proportioned and flooded with natural light from a front-facing window, complemented by quarry tile flooring that enhances the rustic feel of the space. A second reception room, with French doors opening to the front, offers versatility and would make an ideal formal dining room or snug.

The kitchen is light and well-appointed with a range of modern fitted units, integrated appliances, and direct access to the garden. From the lounge, a separate staircase leads to an additional room, most recently used as a home office, which could be re-purposed as a hobby room, study, or occasional bedroom.

### First Floor

The central landing provides access to three generously sized double bedrooms and a stylish family bathroom.

Bedroom Three can be accessed either via Bedroom One or from a secondary staircase leading from the ground floor. This unique layout offers excellent flexibility and would be ideal as a guest suite, home office, or even for

multi-generational living, especially with its proximity to a separate shower room.

## Outside

Willow Cottage sits on a generous 0.60-acre plot, enjoying extensive grounds and gardens that offer both privacy and versatility. The garden is predominantly laid to lawn, with a central stone pathway leading through the space, bordered by well-established shrubs and hedging.

A charming timber summer house is tucked away in the corner, providing an ideal spot for relaxing, reading, or entertaining in warmer months. Adjacent to the property is a useful store room and access to the external boiler room, offering practical storage and service areas.

To the side of the main garden lies a further parcel of land, currently left as meadow but offering potential for additional landscaping, vegetable plots, or even further development (subject to planning). The plot as a whole offers a superb opportunity for keen gardeners, families, or those seeking space to expand or enjoy the outdoors.

## Parking

The property does not have any off road parking. To discuss further please call the agent.

## Services

We understand oil, mains electricity, mains water and mains drainage are connected to the property.

## Broadband

Estimated Broadband Speeds are: -  
Basic 18 Mbps | Superfast 72 Mbps | Ultrafast 900 Mbps

## Location

Leintwardine is a vibrant and historic village offering a rare mix of rural tranquility and strong community spirit. Local amenities include a shop, two well renowned public houses, doctor's surgery, and primary school. Surrounded by rolling countryside, the area is ideal for walking and outdoor pursuits. The market towns of



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Craven Arms and Ludlow are both within easy reach, offering further amenities, train stations, and road links.

### Local Authority

Herefordshire Council

Council Tax band: F

Annual Price: £3,538

### Tenure

We understand the property is Freehold.

### Flood Risk

Rivers and the sea: Very low.

### Viewing Arrangements

Strictly by appointment through Cobb Amos - Ludlow Office - Tel: 01584 874 450

Email: [ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)

### 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.

### DIRECTIONS

We recommend using What3Words, navigate to: - [///meanders.dignity.plates](https://www.what3words.com////meanders.dignity.plates)



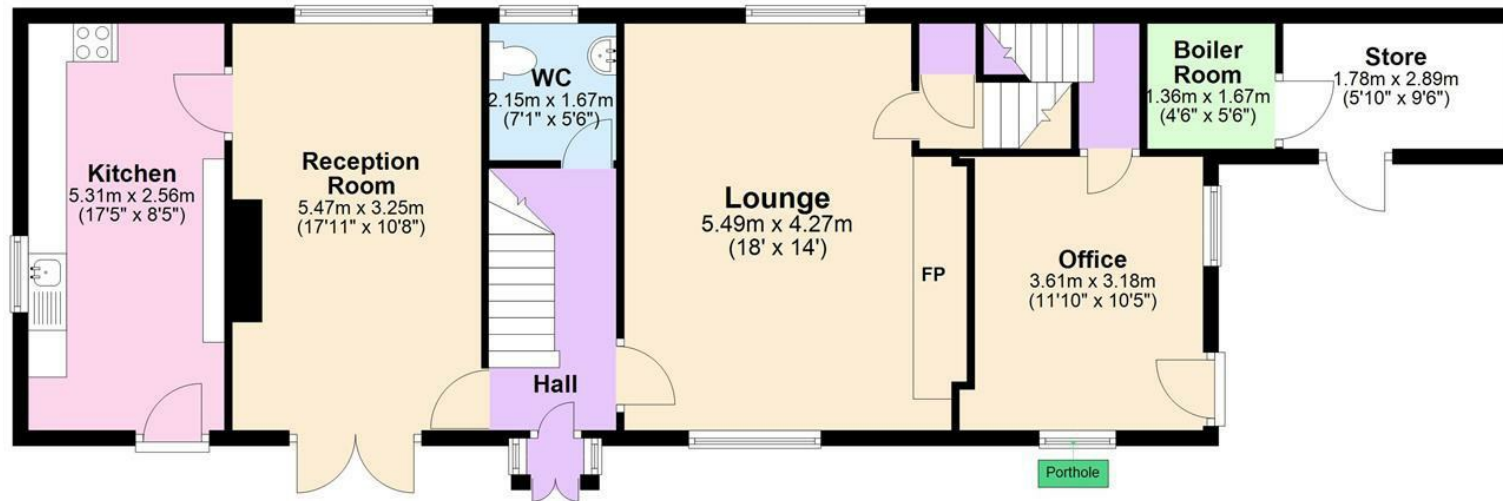






## Ground Floor

Approx. 91.4 sq. metres (983.5 sq. feet)



## First Floor

Approx. 77.7 sq. metres (836.3 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

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