

15, The Priory, Leominster, HR6 8EQ
Price £275,000

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15 The Priory
Leominster

For those wanting a home with cottage personality and yet within walking distance of Leominster town's eateries and quaint tea rooms, viewing 15 The Priory is a must. Whether it is the exposed stone chimney breast with striking stone mantle, impressive stone ingle-nook fireplace in the cosy sitting room, exposed wooden flooring and timber framing or elegant slipper bath; there is plenty on offer in this home to delight any interested applicant. The garden is private and secure and parking opportunities are nearby. We welcome any viewings to this charming home to fully appreciate all that it has to offer.

- GRADE II LISTED
- READY TO MOVE INTO
- BRIMMING WITH CHARM & HISTORICAL DETAIL
- COTTAGE CHARACTER
- PRIVATE & SECURE GARDEN
- WOOD-BURNERS IN THE KITCHEN & SITTING ROOM
- KITCHEN/DINER
- TOWN LOCATION

Material Information
Price £275,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: C
EPC: (null)
For more material information visit www.cobbamos.com

Energy Performance Certificate not required on Listed Buildings

Please note that the dimensions stated are taken from internal wall to internal wall.



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.

Introduction
This beautiful Grade II listed semi-detached cottage situated within very easy reach of Leominster town offers the following accommodation: kitchen/diner, sitting room, two bedrooms, landing and bathroom. Externally, there is a secure and private garden.

Property Description
Entry begins through a delightful cottage style timber arched porch way that leads into a good sized kitchen/diner. The kitchen/diner oozes country charm with its shaker style base and wall units, belfast sink, oak work tops, brick fireplace with inset wood-burner, electric range, cottage style windows and room for a dresser and four seater table and chairs. Leading on from the kitchen/diner through a handsome oak door is the most exquisite timber framed sitting room of square proportion. A perfect backdrop to an array of antique furniture (appropriate for the location of Leominster being known as the 'Antiques Capital') as the room celebrates its historical worth with stone ingle-nook fireplace, solid mantle beam detail, oak struts and exposed timber framing. There is a door leading out to the front of the property that can be used as an alternate entrance to the property.

The solid aged oak staircase leads to a landing, two bedrooms and bathroom. The landing has exposed apex roof rafters, an original metal casement window and exposed stone chimney breast with stone mantel of impressive size. Quite rightly, the current vendors enjoy the space by using it as a home study.

The master bedroom also rises to the timber framed apex. The A frame is exposed giving the room character and substance. The front aspect window is original with timber frame and metal detailing. The room comfortably fits a double bed with an assortment of bedroom furniture and exposed wooden flooring. Bedroom two is also a double with rear aspect, cottage style window and room for an assortment of bedroom furniture. Both bedrooms share a generously sized and tastefully styled bathroom. The room boasts a red brick fireplace with ornate fire surround and wooden floor, traditional pedastal hand basin, WC, slipper bath with shower over, decorative towel radiator and a good sized window allowing light and ventilation to flood the room.

Garden & Parking
The garden to the property is private and secured by a well established tree, shrubbery and timber fence boundary. A trellis, wooden archway with gate leads into the garden where a stone path winds its way to the front door of the home. There is an area of lawn and a patio adjoining the kitchen/diner which has created room for a bistro set perfect for outside dining or that morning coffee. To the far end is an open gazebo with comfortable seating and a timber shed for possible garden storage.

We understand that it may be possible to purchase a residential parking permit for the adjoining Broad Street Car Park but please make enquiries with the Herefordshire County Council for specific details.

Services
Tenure: Freehold
Herefordshire council Tax Band C
All mains services connected

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link taken from: Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
The popular market town of Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

What3words
What3words:///barrel.muddy.cried

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
Head from our Leominster office at 2 Broad Street to Broad Street Car Park. At the far end of the car park is a walkway that leads onto The Priory. Turn left here and the property can be found on your left.






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