

15, Castle Mount, Dilwyn, HR4 8JP
Price £465,000

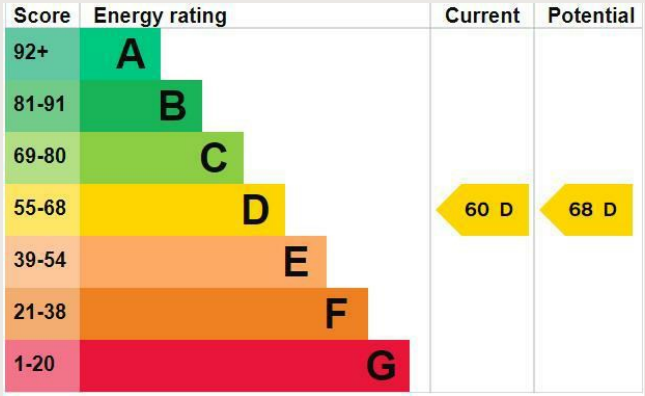
COBB AMOS
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LAND & NEW HOMES

15 Castle Mount
Dilwyn

Positioned at the far end of an attractive and select cul-de-sac of rural village homes is the delightful 15 Castle Mount, Dilwyn. Offering extremely spacious and flexible accommodation, glorious countryside views and the chance to immerse its owners into a thriving community; we highly recommend arranging a viewing to fully appreciate all that this attractive home has to offer.

- FOUR BEDROOM DETACHED HOME
- THREE RECEPTION ROOMS
- SOUGHT AFTER VILLAGE LOCATION
- SUPER RURAL VIEWS OF OPEN FARMLAND
- DRIVEWAY PARKING
- LARGE SHED WITH POWER & LIGHTING
- 1850 SQUARE FEET OF ACCOMODATION

Material Information
Price £465,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: D (60)
For more material information visit www.cobbamos.com



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
Situated in the sought after village of Dilwyn is this detached, modern home which has accommodation comprising; entrance hallway, cloakroom, sitting room, dining room, kitchen, boiler/boot room, second sitting room, four bedrooms, one en-suite, family bathroom and loft access. In addition there is driveway parking and a private garden that wraps to the sides and the rear and enjoys rural views.

Property Description
Entry begins into an entrance hall giving access to three reception rooms, cloakroom and a kitchen. To the right is a dual aspect reception room. The vendors have this room currently set up as a formal/second sitting room and have added an attractive fire surround to an open fire with quartz hearth to provide an interesting focal point. Just behind this room and also to the right of the entrance hall is a dining room with stairs to the first floor. This generously proportioned room enjoys sliding patio doors out onto the private rear garden where dining can overspill in the warmer months. Back into the entrance hall and directly ahead is access to the kitchen with rear aspect. This well lit room has two windows and a stable door to not only flood the room with light but also frame views of the farmland adjoining. The kitchen has a generous array of wall and base units and work top alongside a Rangemaster electric range which would delight the keenest of cooks. There is housing for a washing machine, dryer, dishwasher (that will stay) and integrated fridge and freezer. Just off the kitchen is a boiler room that is ideal for storing shoes/ boots and other utility goods. Back into the entrance hall and to the left is a third reception room currently used as a bedroom and sitting room. This room is dual aspect with the most wonderful view of the farmland that nestles up to the fence line. It benefits from having patio doors out into the south facing side garden to allow its occupants to fully appreciate these views. It has a wooden fire surround, electric fire and quartz hearth as a focal point. To complete the ground floor and next door is a cloakroom with WC, hand basin and chrome towel rail.

On the first floor is a well lit landing area with loft access, four bedrooms (master with en-suite) and family bathroom. The landing is well lit by a decorative stained glass feature window that frames the farmland beyond. There is access to the roof space with drop down ladder and partial boarding and door into a walk in airing cupboard. The master bedroom is a delightful space and generously proportioned. It enjoys front and rear aspect, excellent fitted bedroom furniture to include plentiful hanging and drawer space and separate in built cupboard and its own en-suite. The en-suite shower room has a modern suite of WC, hand basin with vanity cupboard, corner shower cubicle and window to the rear. Bedroom two is a double with rear aspect and those super aforementioned rural views. There is room for a good selection of bedroom furniture. Bedroom three is also a double bedroom with room for bedroom furniture and front aspect. Bedroom four is a single with front aspect and built in cupboards. The family bathroom has a P shaped bath with shower over and chrome fittings. There is a WC, hand basin, heated chrome towel rail and window out for added light and ventilation.

Garden
The front garden has hedge boundary and is mainly laid to lawn. There is gated access to the rear garden incorporating a south facing, side patio with views over open farmland. Further to the rear is a larger, second patio ideal for alfresco dining in the Summer months, again, enjoying fabulous countryside views and a real sun trap. There is also an area of lawn, raised borders and ornamental pond.

Parking & Outbuildings
There is driveway parking for several vehicles.

To the rear side of the house and adjoining the property is a large shed with light and power.

Services
Mains electric, water and drainage and oil fired central heating to radiators.
Open Fire in the sitting room.
Windows are double glazed.
Tenure: Freehold
Herefordshire Council Tax Band E

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 3 Mbps 0.5 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach
Source: Ofcom Mobile Checker

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

Location
A short distance away is the popular village of Dilwyn, which is part of the black and white village trail and provides a number of local facilities including an excellent village school, village church and public house, with the larger village of Weobley some three miles further away. The market town of Leominster then provides more extensive facilities and includes a main line train station.

What3words
What3words:///gangway.obstinate.spouting

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
Proceed out of Leominster on the A44 Monkland road until you reach the slip road for Dilwyn village on your left hand side. Opposite the Crown Inn Public House is a little green area and Castle Mount cul-de-sac can be accessed from here. Number 15 sits right in the corner at the far end.






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