

29, Mill Street, Leominster, HR6 8EB  
Price £175,000



# 29 Mill Street

## Leominster

A wonderful opportunity to purchase a Grade II listed black and white timber framed home in the popular market town of Leominster known for its antique shops, and scenic countryside. This tranquil town is a perfect destination for those seeking to embrace the cultural roots of the Welsh Marches while enjoying a relaxed pace of life. Offered chain free and oozing potential to renovate according to your own personal choices; we highly recommend early viewing.

- GRADE II LISTED TIMBER FRAMED HOME
- IN THE POPULAR MARKET TOWN OF LEOMINSTER
- SHORT WALK FROM AMENITIES
- STEEPED IN HISTORICAL CHARACTER
- PRIVATE REAR GARDEN
- STORAGE SHEDS
- CHAIN FREE

### Material Information

**Price** £175,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** B

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://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 lovely home offers the following accommodation: front reception room, kitchen/breakfast room, three bedrooms and family shower room. There is a generously sized and private rear garden with two sheds.

### Property Description

Entry into 29 Mill Street is into a reception room of huge historical character. Exposed beams, timber framing, inset wood-burner with stone hearth, inset shelving and sash windows all create a surprising welcome into this market town property. Also on this floor is a kitchen/breakfast room with a door leading out into the garden. The kitchen has a range of wall and floor units with electric hob top and single oven under, sink with a view of the garden, housing for a washing machine, room for a table and chairs and wooden doors of great detail and historically appropriate for the age of the property.

On the first floor are two bedrooms. Bedroom three has a window with rear aspect, exposed timber framing and in-built cupboards. Bedroom One, which would lend itself to being a master or additional reception room if required, has a front aspect with two in-built cupboards and exposed timber framing.

On the second floor is a bedroom in the eaves and family shower room. The bedroom has front aspect, in-built cupboards and exposed timber framing. The family bathroom has a shower cubicle, hand basin, WC and chrome towel radiator.

### Garden

29 Mill Street has a surprisingly big garden with panel fencing marking the boundary and a timber shed at the far end for storage needs. There is also a second shed of corrugated iron construction. The garden has a gravel patio section with ornamental tree for shade and areas of grass and mature planting which is privately screened.

### Services

Grade II Listed  
Mains electricity, water and drainage.  
Tenure: Freehold  
Herefordshire Council Tax Band B

### Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 16 Mbps 1 Mbps Good  
Superfast 78 Mbps 20 Mbps Good  
Ultrafast --Not available --Not available Unlikely

Networks in your area - Openreach  
Source: Ofcom Mobile Checker

### Outdoor & Indoor Mobile Coverage

Please see the link below taken from Ofcom Mobile Checker

<https://www.ofcom.org.uk/mobile-coverage-checker>

### Location

The property lies only a short walk from the centre of the historic market town of Leominster thus being conveniently located for the town's amenities which include a range of supermarkets, local shops, schools, doctors surgeries and a hospital. There are also regular bus and rail links nearby.

### What3words

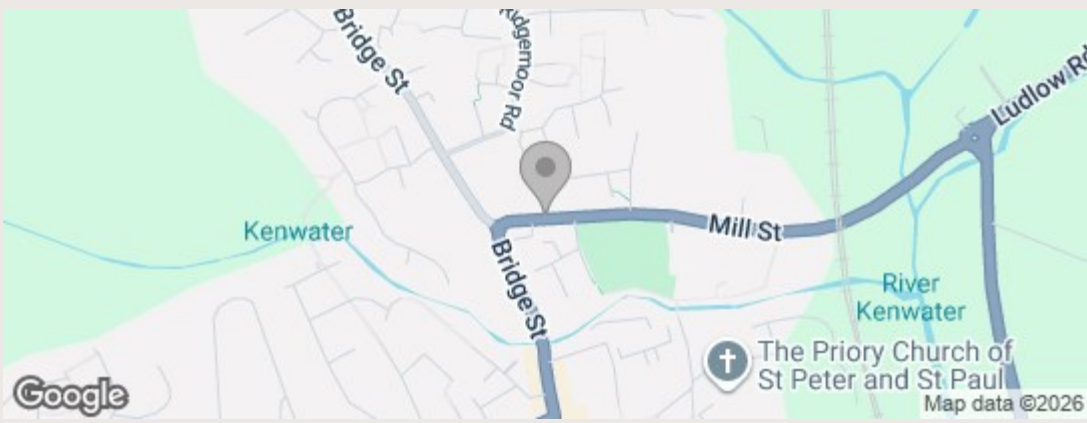
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### Agent's Note

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

### Directions

From our offices on Broad Street, at the bottom turn right into Bridge Street, at the mini roundabout turn right and the property can be found along Mill Street on the left hand side.



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