



Hopbine Cottage Old Road, Monkland, Leominster, HR6 9DB



Sunderlands
Residential Rural Commercial



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Monkland
Leominster
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Summary of Features

- Detached cottage style modern house
- 4 Bedrooms, 2 Receptions, Kitchen/Diner
- Large private gardens, parking, converted garage.
- Two miles to Leominster

Asking Price £365,000

Built in the late 1990's being one of a pair of cottage style properties in the popular village of Monkland. This attractive looking cottage has rendered walls with pitch dormer windows and accommodation well suited to families benefitting from oil fired central heating double glazing and modern character such as exposed beams and brick fireplace with inset wood burning stove. There are two reception rooms along with a large Kitchen/Dining area as well as the original garage which has been converted to form a utility storeroom. There are four bedrooms, en-suite, shower and family bathroom. To the outside a drive provides parking for a couple of cars and a garden area with side access to the rear which leads to a further garden and is pleasantly private and of medium size. From some of the rooms, there are views beyond the road to open countryside. An internal inspection is recommended!

Situation

Monkland village lies about two miles west of Leominster town centre and has a Church, public house with main facilities in the town as well as supermarkets and shops within easy reach. There are also some easy walks straight from the door.

Accommodation in more detail as follows:

Accommodation

Pitched Timber Porch

With timber door to -

Reception Hall

With radiator, stairs up to First Floor.

Cloakroom

WC low flush suite, double glazed window, sink and radiator.

Study

Being 'L' shaped with double glazed window, radiator.

Kitchen/Diner

Being open plan with oak flooring throughout with exposed beam over and being of good size, having a range of modern units to both base and eye level with timber work surfaces with inset stainless steel

one and a half bowl sink, ceramic hob with oven under and extractor over, fridge space, dishwasher, double glazed window to front and rear, space for dining room table and door off to -

Utility Room/Storeroom

Originally the garage but converted having double glazed door to front and rear and windows, work surface area with stainless steel sink and drainer sink unit with cupboards under, radiator, oil fired central heating boiler.

Sitting Room

Having double glazed double doors providing good natural light, brick fireplace with raised slate hearth with timber mantle over and inset wood burning stove and radiator.

Stairs lead from the Reception Hall to -

First Floor

Landing

With airing cupboard housing hot water cylinder, further cupboard for general storage.

Bedroom One

Having double glazed window with views, fitted wardrobe, door through to -

En-suite Shower

With shower cubicle, sink, WC low flush suite, wash hand basin.

Bedroom Two

Double glazed window to front and radiator.

Bedroom Three

Having double glazed window to rear and radiator.

Bedroom Four

Being 'L' shaped with double glazed window and radiator.

Family Bathroom

With bath and shower over, WC low flush suite, hand wash basin, double glazed window and radiator.





Outside

The initial part of the drive is splayed and shared leading through a five-bar gate to a private parking area for a couple of cars. There is an area of raised garden with steps up and some conifer trees, side access leads to rear. The rear gardens almost face south and comprise a paved hard standing area giving way to a level area of lawn which is enclosed within boarded fencing making it pleasantly private. To one side there is a covered 'lean-to' storage area, a garden shed and border beds with different shrubs.

Services

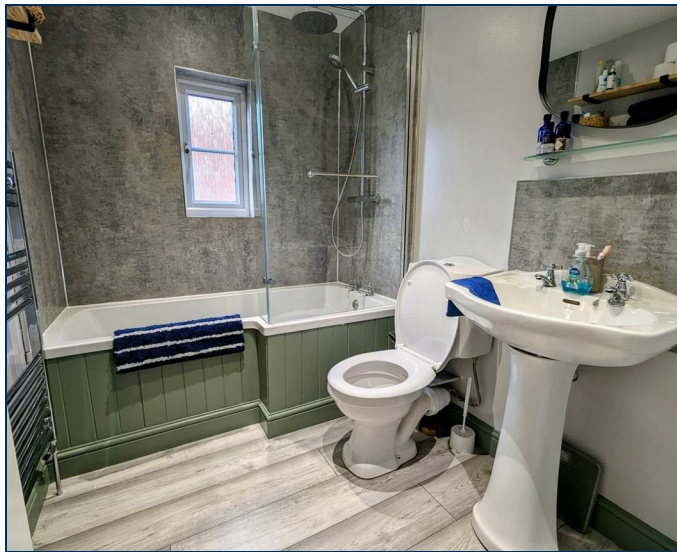
Mains, water, electricity. Septic tank drainage, oil fired central heating.


Tenure

Freehold.

Directions

Leave Leominster on the A44 Monkland Road. After approximately 1.5 miles turn right onto the 'Old Road'. The property will be seen about half way along on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

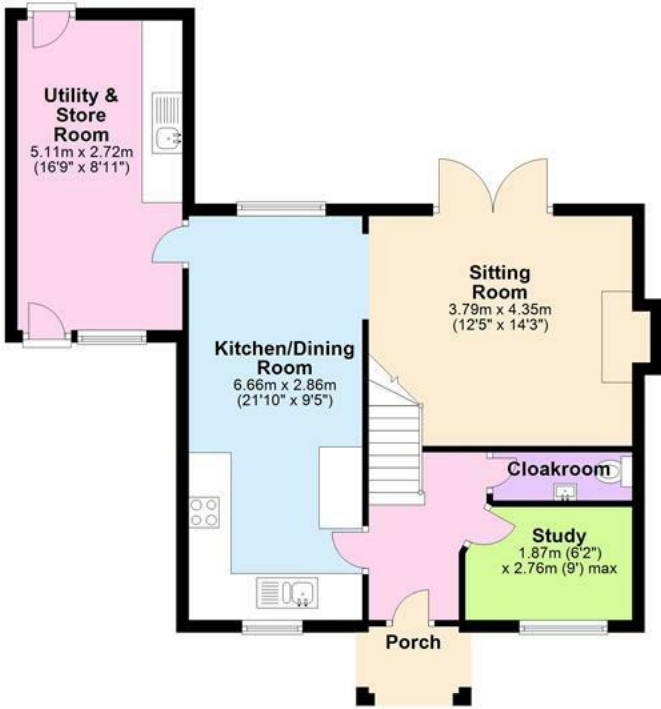







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Ground Floor



First Floor



Total area: approx. 113.3 sq. metres (1219.0 sq. feet)
Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.