



**Hillcrest, Dilwyn, HR4 8JH**  
**Price £630,000**

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# Hillcrest, Dilwyn

An immaculately presented, detached, four bedroom family home which is situated within the heart of the picturesque Herefordshire countryside. The property boasts two reception rooms, well-designed open plan kitchen/dining/living area overlooking the private gardens. 0.5 acre plot, garaging and driveway parking. Call our Leominster office on 01568 610310 to view this stunning property.

## FEATURES

- Detached Four Bedroom House
- Country Views
- Set Within Approx.. 0.50 Acres
- Recently Renovated
- High Standard Finish
- Turn Key Property
- Detached Garage
- Off Road Parking



## Material Information

**Price** £630,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** E (43)

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		78 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

## Introduction

Hillcrest is a detached dormer bungalow which has been lovingly renovated by the current vendor and is located on the outskirts of the popular village of Dilwyn. The property has accommodation comprising; entrance hallway, snug/study, sitting room, garden room, kitchen/dining/living room, utility room, four bedrooms, shower room and a family bathroom. The grounds extend to approximately 0.5 of an acre and include a large expanse of lawn and areas for growing vegetables around the property. There is garaging and driveway parking.

## Property Description

Entry into Hillcrest is marked by an attractive tiled and timber framed overhang with oak door, cottage style ironmongery and quarry stone flooring. There is room here for a table and chairs allowing for a moment's pause with any arriving guests or that morning coffee. The hallway is light and airy with wood-effect tiled flooring and room to hang hats and coats. To the left is a snug or study space with electric feature fireplace, in-built cupboard storage and a window overlooking the front garden. To the right is the first of the bedrooms with built in floor to ceiling wardrobes, room for a double bed and a front aspect window. Next to this and accessed from the central hallway is a second bedroom and shower room. The bedroom is also a double with super views of the side garden and countryside beyond. The shower room has contemporary styling and a curved shower cubicle, black towel ladder radiator and vanity cabinets for storage.

Just opposite and adjacent to the snug/study space is the sitting room. The focal point here is a fireplace with wood-burner and slate hearth. The floor is attractively tiled and the room has a slim-line vertical column radiator. The sitting room benefits from the addition of a garden room with space for a dining table and chairs and door to access the garden. The roof is of solid construction with glazed panel and column radiator giving this room the versatility to be used all year round.

At the rear of the hallway is an impressive kitchen/dining/living space. This area has been attractively designed and enjoys wonderful views and access to the side garden and patio that is private and generous in size. The kitchen benefits from the following features: a good expanse of floor cupboards, open shelving, AEG five ringed gas hob top with contemporary black induction hood, double waist height ovens (oven and grill) with tall cupboard housing, LG Insta view fridge/freezer (included in the sale), central island with seating, quartz worktops, integrated Neff dishwasher, integrated bins, sink with mixer hose tap and waste disposal, wine fridge and underfloor heating. This fantastic open plan space has an area for comfortable sofa seating orientated to enjoy views of the garden. The whole is a well planned, light and airy space. Conveniently positioned next door is a utility room with LG washing machine, dryer (included in the purchase price), cupboard storage and door to the exterior where external bins can be stored.

On the first floor are two bedrooms, a bathroom and an attic space set amongst the eaves. The main bedroom has dual aspect and an in-built storage cupboard. The bathroom is

next door with a bath and shower over, wc, basin, vanity cupboards, chrome towel rail and a window for light and ventilation. The second bedroom is a double with a window looking across to the gardens. This could lend itself to being a dressing room to facilitate a master bedroom suite across the whole top floor. There is also additional attic space on this level that is partially boarded and has lighting.

## Garden

The foregarden has a sequence of pathways that lead to the front door. There are borders with cottage style planting and mature trees and shrubs.

To the front side of the property and accessed from the Garden Room and utility is an area of raised plant beds ideal for growing vegetables. Alongside is a useful greenhouse. There is also a separate timber shed which has power.

To the far side of the property is a large expanse of lawn which is private and not overlooked. (The vendor is happy to leave the sit on lawn mower as part of the sale). It is interspersed with mature trees, shrubberies and borders for flowering plants or seasonal rhubarb and other fruits. The property sits in ground of approximately 0.5 acres in total. Directly to the side of the property and accessed from the kitchen door is a patio area perfectly placed for alfresco dining in the warmer months.

## Garage & Parking

There is driveway parking for several vehicles and a double door timber garage with power and lighting and cabling for an EV charger.

## Services

Mains water and electric are connected to the property. LPG central heating and Sewerage treatment plant.

Under floor heating within the kitchen/Lounge area, which is connected to the boiler.

Herefordshire Council Tax Band E

Tenure: Freehold

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 7 Mbps 0.8 Mbps Good  
Superfast --Not available --Not available Unlikely  
Ultrafast 1800 Mbps 220 Mbps Good

Networks in your area - Openreach

Source: Ofcom Mobile Checker

## Outdoor Mobile Coverage

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

5G is predicted to be available around your location from the following provider(s): EE. Please note that this predicted 5G coverage is for outdoors only.

Source: Ofcom Mobile Checker



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## Indoor Mobile Coverage

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Limited None  
Vodafone Limited Limited

Source: Ofcom Mobile 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:///placidly.noon.technical

## 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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.



## DIRECTIONS

Take the A44 Monkland Road out of Leominster. Continue onto the A4112 heading for Dilwyn. Take the turning on your left just before Pitch Farm Cherries and the property is the second house (dormer bungalow) on your left.





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Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>m</sup>**

1991 ft<sup>2</sup>

184.9 m<sup>2</sup>

**Reduced headroom**

258 ft<sup>2</sup>

24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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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