

6, Mission Hut Mews, Lyonshall, HR5 3QY
Price £495,000

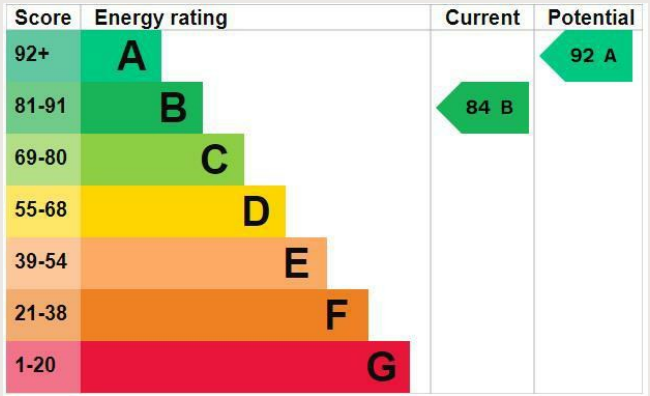
COBB AMOS
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LAND & NEW HOMES

6 Mission Hut Mews
Lyonshall

Cobb Amos are delighted to offer for sale this immaculate and turn key three double bedroom detached bungalow built by award winning developer, Harper Group Construction Ltd in 2021. The property boasts incredibly spacious, well appointed, high specification accommodation with quality fixtures and fittings, located on an exclusive cul de sac of just eight properties in the rural hamlet of Holme Marsh near the sought after village of Lyonshall, Herefordshire.

- DETACHED THREE DOUBLE BEDROOM BUNGALOW
- BUILT IN 2021 TO A HIGH SPECIFICATION
- EXCLUSIVE DEVELOPMENT OF EIGHT HOMES
- SHORT DRIVE TO SOUGHT AFTER MARKET TOWN OF KINGTON
- RURAL WALKS AND COMMUNITY ON YOUR DOORSTEP
- CHAIN FREE
- IMPRESSIVE OPEN PLAN LAYOUT WITH VAULTED CEILING
- DOUBLE GARAGE WITH ELECTRIC DOOR
- DRIVEWAY PARKING
- PRIVATE & SECURE REAR GARDEN

Material Information
Price £495,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: B (84)
For more material information visit www.cobbamos.com



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



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)
1717 ft²
159.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

Introduction
Number 6, Mission Hut Mews is an incredibly spacious, versatile three double bedroom detached bungalow boasting the most amazing living area with a dramatic, double height ceiling with three large velux windows providing oodles of natural light. Number 6 boasts a large corner plot with the most generously proportioned rear garden within this exclusive development of just eight properties. Built by local developer, Harper Group Construction Ltd in 2021 the accommodation is built to a high specification and is ideal for modern living with a generous driveway to a double garage with remote control access.

Property Description
This unique bungalow is approached via a paved pathway from the driveway, the entrance hall has doors to all principle rooms with Karndean flooring laid in a Herringbone pattern flowing through into the living area. The living room/dining room/kitchen is both dramatic and flooded with natural light, with double height ceiling, three velux windows, windows to the side and bi-fold doors opening onto the substantial patio area, overlooking the garden. This space has that wow factor and is a fantastic space for entertaining. The kitchen is fitted with a contemporary range of shaker style furniture in Pebble Grey, with contrasting Quartz work surfaces over. The kitchen is well equipped with double pantry style cupboards, including a space with shelving and another with a pull-out larder fitting. There is also an AEG stainless steel double oven and AEG 5 ring induction hob; further appliances include an integrated dishwasher, pull out bins, fridge freezer and touch control extractor fan. The utility room houses the LPG boiler, with space for washing machine and tumble drier and further under-mounted sink. From the utility there is also side access to the driveway, garage and garden.
The bathroom is fitted with contemporary tiling and three piece white suite to include bath with shower over. The main bedroom is a very generous size with fitted wardrobe and en-suite shower room featuring a large shower cubicle with rainfall shower. Bedrooms two and three are also both double bedrooms.

Garden
The front garden is mainly laid to lawn with pathways to the main door and a boundary of estate type rail fencing.

The rear garden is private and secure with hedge and fence panel boundary. The area is a blank canvas for any new owner's to landscape according to their needs and wishes.

Garage & Parking
There is paver driveway parking for several vehicles and a double garage with electric roll door. The double garage has power and lighting and a side personnel door for ease of access from and to the bungalow.

Services
Herefordshire Council Tax Band D
Tenure: Freehold
Mains electricity, water and drainage.
LPG Gas
Under-floor heating throughout.

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 16 Mbps 1 Mbps Good
Superfast 80 Mbps 0 Mbps Good
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
Holme Marsh is a small hamlet located near the sought after village of Lyonshall offering a church, village hall, children's playground and garden centre, surrounded by countryside which is ideal for walking and outdoor activities. Situated less than three miles from the well served town of Kington, which offers an abundance of shops, sport and leisure facilities, schooling, doctors surgery and transport links. It is approximately 17 miles to Hereford and 12 miles to Leominster.

What3words
What3words:///podcast.populate.graver

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
From Leominster proceed on the A44/A4112 towards Brecon. After approximately 10 miles, turn right onto the A480, signposted Lyonshall. Proceed on this road for approximately 3 ½ miles whereupon entering the small Hamlet of Holme Marsh. You will see the development on the left hand side of the road as indicated by the Agents sale board.





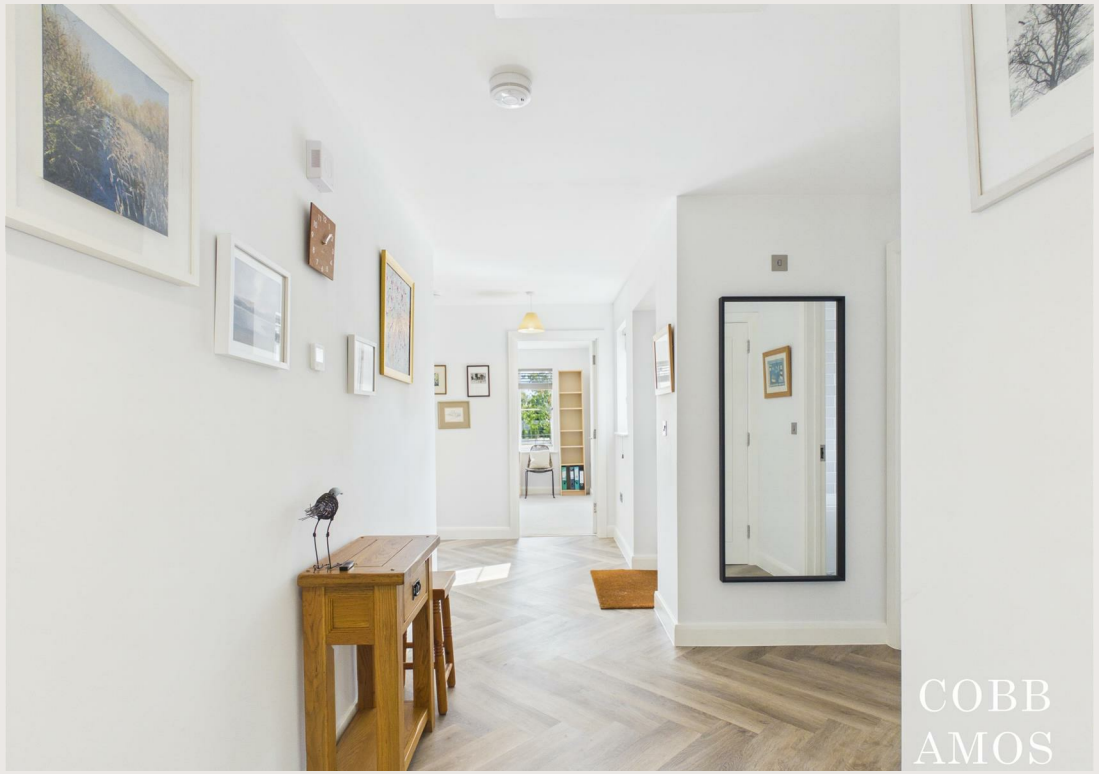

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