



The Old Post Office, Watling Street, Leintwardine, SY7 0LW  
Price £175,000

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# The Old Post Office, Watling Street Leintwardine

This wonderful one bedroom cottage has been refurbished by local tradesmen and is an ideal country retreat or holiday let for the discerning investor buyer. Situated in the popular hamlet of Leintwardine.

- One bedroom
- Open Plan kitchen/Lounge
- Close to amenities
- Lovely walks close by
- Ten minutes drive from Ludlow

### Material Information

**Price** £175,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** A

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

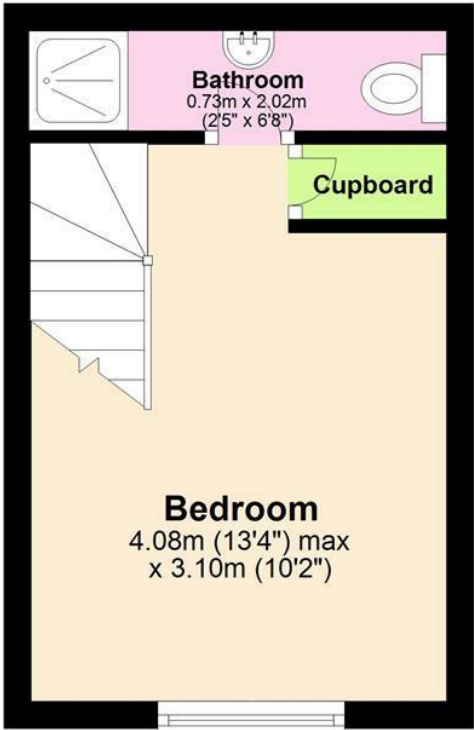
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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

## Ground Floor



## First Floor



For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

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

How would you like to live in a Hobbit house which was formerly the old post office and is steeped in history and restored and rebuilt by local tradesmen. This unique one bedroom, one bathroom property with open plan living and kitchen is situated in the popular Hamlet of Leintwardine.

## Property description

The old post office is located on Watling street and as you open the front door you enter a bright open plan living space with newly fitted and modern kitchen to the rear and stairs rising on the left hand side to the first floor. The kitchen has space for everything and the lounge area with space for small sofa and coffee table. The stairs take you to the first floor with a Minstrel gallery and open plan bedroom with shower room to the rear. This cottage is ideal as a holiday let or for someone want a place to Escape to the country. There are ample walks and on street parking.

## Garden and parking

The cottage has no garden but a wealth of long walks within a short stroll. The parking is on street and always available

## Services

The cottage is all electric with mains water and drainage.

## Location

Leintwardine is a thriving village and is part of a Roman settlement the whole village being a conservation area, offering a good variety of amenities including a well-stocked village shop, petrol filling station, garage, doctors surgery with pharmacy, local family butchers, nursery and primary schooling, library and an active community centre. Leintwardine is also popular due to being located within the Wigmore High School catchment area, which is a highly sought after secondary school. It also boasts the Lion Hotel, an excellent restaurant and the Sun Inn which is a community pub holding various regular events.

For those seeking to enjoy an outdoor lifestyle there are many beautiful countryside walks you can access from the village either alongside the river or over the hills with views toward Herefordshire, Shropshire and Mid Wales It should be noted that the Granary is, only 10 minutes from the heart of Ludlow's thriving town centre, where you will find a range of independent traders, shops and cafés with frequent open air markets, food festivals, events and the infamous castle Ludlow is regarded as one of the best foodie towns in the country and with some of the most beautiful buildings anywhere which showcases how building forms have developed from the medieval period through to the 18th and 19th Century.

## Agents 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 Inc. VAT per purchaser, in order for us to carry out our due diligence.

## DIRECTIONS

From Ludlow proceed in a northerly direction along the A49. After about two miles turn left on the A4113 signposted Knighton/Leintwardine. On entering the village, follow the road through and take a left at the bottom of the hill before the bridge, and take the next left onto Watling Street, The Old Post Office will be found on th right hand side as you go down the hill. Will be found on the right hand side





