



**55, Watling Street, Leintwardine, SY7 0LL**  
**Price £325,000**

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AMOS**

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# 55, Watling Street Leintwardine

Located in the historic village of Leintwardine, this charming period property offers an exceptional opportunity to acquire a well-presented home full of character and original features, combined with the comfort of modern living.

Leintwardine is a picturesque and thriving village steeped in history, situated on the Herefordshire/Shropshire border. The village boasts a range of amenities including a fuel station with village shop, two highly regarded public houses, primary school and medical practice.

## FEATURES

- 3-Bedroom Victorian Stone Built Cottage
- Character Period Features
- 2 Reception Rooms and Dining Area
- In Popular Village of Leintwardine
- Large Mature Garden
- Lovely Views of Countryside



## Material Information

**Price** £325,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** C

**EPC:** D (58)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Introduction

If your idea of a dream home is a pretty character cottage in a beautiful village with countryside views, then look no further. Located in the sought after village of Leintwardine, this charming stone and weather boarded semi-detached Victorian property offers a wealth of character features throughout.

In brief, the accommodation comprises: living room, snug, kitchen, utility room, dining room, W.C. on the ground floor and upstairs one double, two single bedrooms and a bathroom. Externally the property offers a large garden to the rear which has been predominantly laid to lawn and backs on to open countryside.

## Property Description

A quaint Victorian porch over the front entrance leads into the living room with a feature stone fireplace inset wood burning stove, fitted shelves to one side of the chimney breast and a period cupboard to the other, original ceiling beams and a window to the front. An archway from here opens into the snug which could easily be used as a study, with window to the side, fitted shelves, a cupboard and a wooden door which opens to the stairs to the upper floor.

Beyond is the country style kitchen with fitted wooden base units, tiled splash backs, granite effect worktops, one and a half bowl stainless steel sink with mixer tap, space for an electric cooker and space for an under counter fridge/freezer, windows to both the side and rear and linoleum flooring. Ledge and brace doors from the kitchen lead to the utility room with worktop, sink unit, space for two kitchen appliances, window to the rear, and a door to the W.C. with a two piece white suite. To the rear of the kitchen is the most delightful and cleverly designed semi hexagonal dining room with a vaulted ceiling, oak beam, ledge and brace door to the side porch and garden, a skylight and three windows which provide not only an abundance of light into the room but wonderful views of both the garden and countryside beyond.

Upstairs is bedroom one which is a good sized double with original wooden flooring, fitted

wardrobe and window to the front and the family bathroom with white three piece suite, heated towel rail and window to the side. The other two bedrooms are currently arranged as singles, both with windows to the rear, but could easily be a second double bedroom.

## Outside

To the front of the property is a small edged border. The rear garden is accessible through a wooden gate to the side as well as through the house. Immediately to the rear of the house is a gravelled area and steps lead up to a large lawned space, raised planted borders with a selection of perennial plants and shrubs, a vegetable plot and a selection of established fruit trees. There is also a useful wooden garden shed, log store, Polly tunnel with trellis fencing to one side and hedging to the other, and at the end of the garden are lovely views of the surrounding countryside. On street parking is available to the front of the property, the property has a total of 0.13 Acres.

## Location

Leintwardine is a thriving village offering a good variety of amenities including a well stocked village shop, petrol filling station, garage, 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 which is an excellent restaurant and the Sun Inn which is a parlour pub holding various regular events.

## Services

We understand mains water, electricity and drainage are connected. Electric boiler central heating, Clearview wood burning stove in lounge, electric immersion hot water system with solar panel supplying assistance to the hot water system.

## Broadband

Basic 18 Mbps Superfast 80 Mbps Ultrafast 900 Mbps

## Local Authority

Herefordshire Council  
Council Tax Band: C.  
Annual Price: £2,177





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### Flood Risk

Rivers and the sea: Very low

### Tenure

We understand the property is Freehold

### 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.

### Viewing arrangements

Strictly by appointment with Cobb Amos, Ludlow office: - Tel: 01584 874450

Email: ludlow@cobbamos.com



### DIRECTIONS

We recommend using What3Words, navigate to: - ///scrolled.advances.behalf





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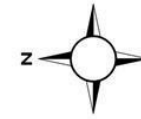
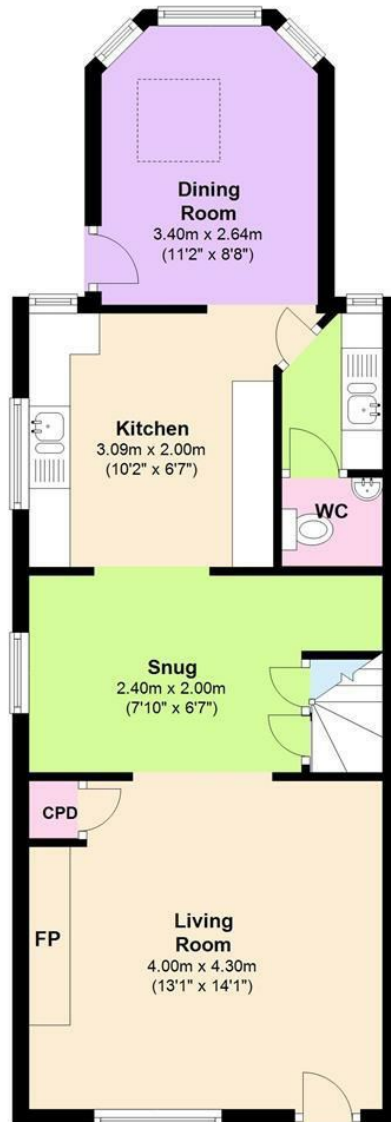
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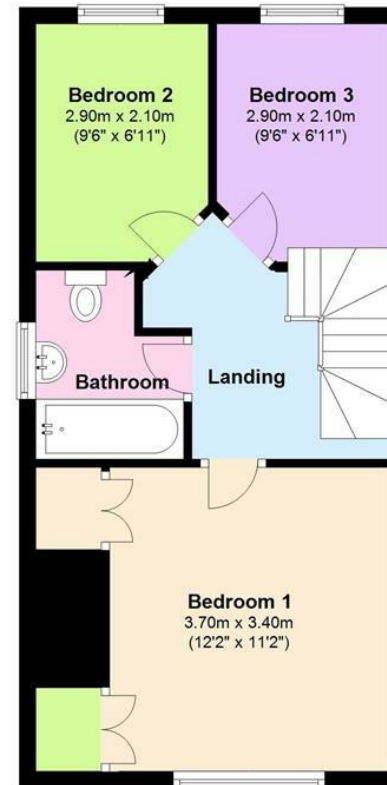
### Ground Floor

Approx. 53.5 sq. metres (575.6 sq. feet)



### First Floor

Approx. 41.8 sq. metres (450.0 sq. feet)



Total area: approx. 95.3 sq. metres (1025.6 sq. feet)

*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.*

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