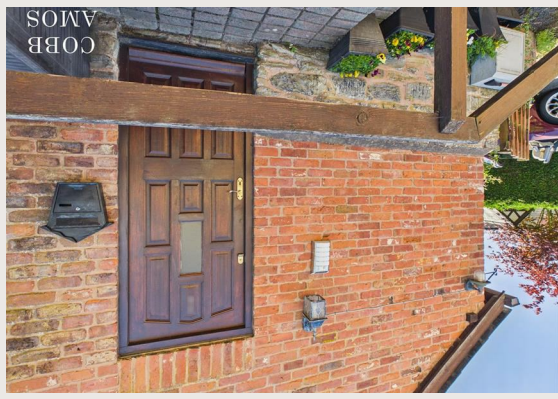

26, Hanbury Green, Shobdon, HR6 9NS
Price £185,000

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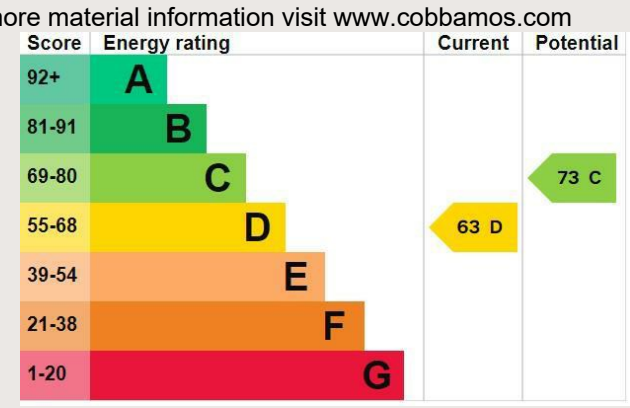
LAND & NEW HOMES

26 Hanbury Green
Shobdon

26 Hanbury Green, or more popularly known as Holly Cottage is an end terrace, two bedroom barn conversion which is situated in the popular village of Shobdon. Converted in the 1970's by Border Oak the property enjoys a south facing front courtyard garden and driveway parking.

- END TERRACE BARN CONVERSION
- TWO BEDROOMS
- LARGE FAMILY BATHROOM
- POPULAR VILLAGE LOCATION
- LOCAL AMENITIES ON YOUR DOORSTEP
- FRONT COURTYARD GARDEN
- DRIVEWAY PARKING

Material Information
Price £185,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: C
EPC: D (63)
For more material information visit www.cobbamos.com



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

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
Holly Cottage is an end terrace, red brick, characterful barn conversion positioned centrally within the popular village of Shobdon. The property has accommodation comprising; kitchen/diner, sitting room, hallway, two bedrooms and family bathroom. The property also benefits from a south facing front garden and off road parking.

Property Description
Entry begins into the kitchen which is approached from the side of the barn and straight from the driveway or through a pedestrian gate from the street. The kitchen has front aspect and room for a breakfast table and chairs. There is a range of wall and floor units with gas hob top and oven, integrated dishwasher, integrated tall fridge/freezer and housing for a washing machine. The boiler is also housed here.

From the kitchen, a door leads into a bright and airy sitting room which benefits from having double doors out onto the front driveway/courtyard garden; perfect for Summer breeze circulation. For those Winter months the room has an inset wood-burner with wooden surround and brick hearth. There is sufficient space for a good selection of comfortable sofas/seating.

Adjoining the sitting room is an inner hallway. Accessed from here are two bedrooms and a family bathroom.

The family bathroom is a good size with full size bath, separate shower cubicle, pedestal hand basin, WC and heated, chrome towel rail. The room is lit by an overhead velux roof light.

The master bedroom is a generous size allowing ample room for a selection of bedroom furniture. It has windows to the front which flood light into the room. There is also a small in-built cupboard. Bedroom two is a double with side aspect and double built-in cupboards for storage.

Garden & Parking
To the front of the barn is a south facing courtyard that is brick paved. There is room for a bistro table and chairs and a large display of potted plants for bursts of vibrant colour or the growing of a small variety of fruits/salad vegetables. A car can be parked in front of the courtyard for ease of access into the property.

Services
Tenure: Freehold
Herefordshire Council Tax Band C
Mains electric, gas and drainage
Shared maintenance of driveway between attached properties

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 3 Mbps 0.5 Mbps Good
Superfast 55 Mbps 10 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Gigaclear, 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
The property is located in the heart of the well serviced village of Shobdon, situated in north Herefordshire surrounded by delightful rural views and within close proximity to the popular Wigmore High School and independent Lucton School; and the village also has a Primary School. This village retains a sense of community life boasting a wealth of local amenities, including : a well-stocked village shop with Post Office, public house, community centre - and historic St John's church built in Strawberry Hill 'Gothic Style'. Shobdon lies approximately 15 miles north of Hereford and approximately 8 miles from Leominster. Additional retail and recreational facilities can be found in both locations. There is also easy access to Ludlow, Hay-on-Wye and the Brecon Beacons.

What3words
What3words:///community.forever.spend

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
From Leominster proceed on the A44 towards Rhayader, at Barons Cross bear right onto the B4529 Cholstrey Road and then turn right onto the B4360 towards Kingsland. Continue on this road taking the next left turn and at the T-junction turn right onto the A4110. At Mortimers Cross crossroad turn left onto the B4362 and continue into the village of Shobdon where Hanbury Green will be found on the left hand side.