



MMAD House, Gladestry, HR5 3NT
Price £595,000

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MMAD House, Gladestry

This beautiful 3.5 bay Border Oak property completed in 2003 benefitting from attractive gardens, a ground source heat pump and a detached 1.5 bay garage. Offered for sale in ready to move into condition at a competitive and realistic asking price. Early viewing considered essential in order not to miss out.

FEATURES

- DETACHED BORDER OAK
- FOUR BEDROOMS
- VILLAGE LOCATION
- DETACHED GARAGE
- AMPLE PARKING



Material Information

Price £595,000

Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: C (74)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Offered for sale at a competitive asking price we offer for sale this super detached Border Oak property, which was designed to the current owners' specifications resulting in a unique layout best appreciated during an internal inspection. The property benefits from an array of energy-saving features including heating and hot water via the ground source heat pump, PV panels producing 1.6kW generating an income of £803.53 in 2023 and 25 mm insulation beneath the first floor and underfloor heating throughout. The bedrooms upstairs have hot/cold independent blown air air-conditioning supplementary to the main heating. A real eco-friendly house, which minimises the use of chemicals in several areas.

Property Description

Entry into the vestibule leading to the large living room with wood-burner, which provides supplementary heat to a bedroom upstairs. Off the living room is an attractive sun/garden room also benefitting from self-cleaning windows and bi-fold doors. To the right of the living room is a bedroom with en suite shower room as well as a separate office. To the left off the living room is a generously proportioned larder and boiler room, the fitted kitchen, utility and rear lobby. To the first floor there are three further bedrooms and a family bathroom. The layout of the property offers versatile usage throughout.

Location

Gladestry is a small village in Powys - Mid Wales which is close to the border of England, with wonderful views over Hergest Ridge and lies south of the Radnor Forest. The infamous Offas Dyke footpath passes through the village, and the village has a strong agricultural community. The village has a popular primary school, pub, village hall, church and the mobile post office visits the village twice a week. There is a popular coffee morning held at the village hall twice a week. There are further amenities in the market town of Kington, 5 miles. Kington town is well catered for offering a number of individual shops, supermarkets, a doctors surgery, a leisure centre

plus nursery, primary and secondary schooling. Hay on Wye which hosts the infamous Hay festival is just 8 miles.

Garden

The landscaped 'Japanese style' garden is a real feature of this attractive home with a water feature, gazebo with clay tile roof and garden shed. A lovely space to enjoy the clement weather and enjoy the rural surroundings.

Garage & Parking

The gated driveway offers space for an abundance of off-road parking as well as a detached 1.5 bay garage.

Services

Powys 2 (Radnorshire) Council Tax Band F
Ground source heat pump heating
Solar PV panels producing 1.6kW
Mains water and electricity.
Private drainage.

Broadband Coverage

Broadband type Highest available download speed Highest available upload speed Availability
Standard 20 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely

Networks in your area - Openreach
Source: Ofcom Mobile Availability Checker

Indoor Mobile Coverage

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

Source: Ofcom Mobile Availability Checker

Outdoor Mobile Coverage

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

Source: Ofcom Mobile Availability Checker





Agent's Notes

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

what3words

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DIRECTIONS

From Leominster take the A44 to Kington. Stay on the A44. Take the B4594 signposted Burlingjobb and Dolyhir and head to Gladestry. On entering Gladestry, pass the Royal Oak and take a right turn leading to Gladestry Village Hall. Take the turning directly opposite the Village Hall and the property is on the left.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1943.11 ft²

180.52 m²

Reduced headroom

36.54 ft²

3.39 m²

(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 are based on RICS IPMS 3C standard.

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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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