

**Jasmine Cottage, Cockgate, Leominster, HR6 0BL**
**Offers Over £650,000**

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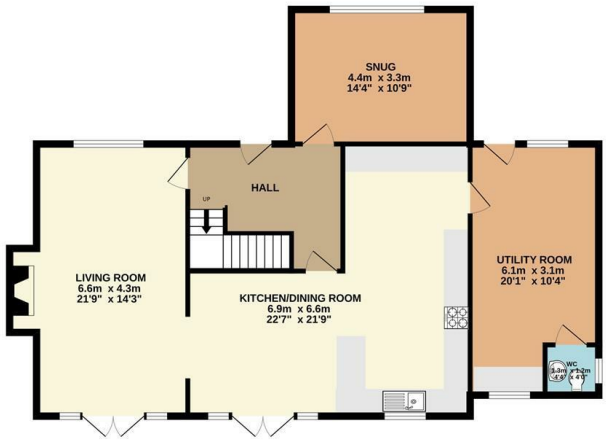
# Jasmine Cottage, Cockgate Leominster

This attractive detached property combines the charm of a traditional style exterior with the efficiency and comfort of contemporary living. The downstairs accommodation offers spacious, open plan living, which is well laid out and with underfloor heating throughout.

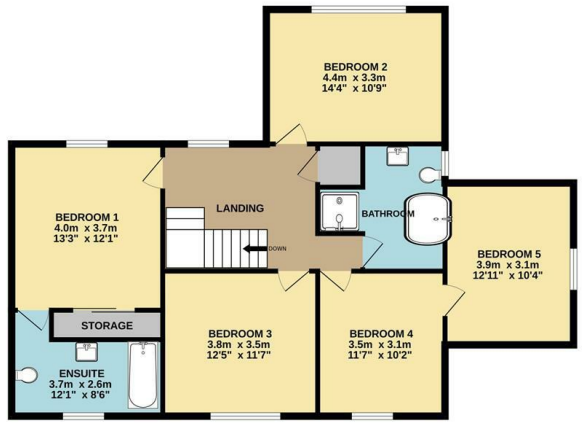
- Grounds extending to approximately 3 acres
- Impressive open-plan kitchen/dining room
- Five well-proportioned bedrooms, including a principal bedroom with en suite
- Spacious and versatile accommodation extending to over 2,000 sq ft
- Separate living room with wood-burning stove and brick fireplace
- Energy-efficient modern construction

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

GROUND FLOOR
104.3 sq.m. (1123 sq.ft.) approx.



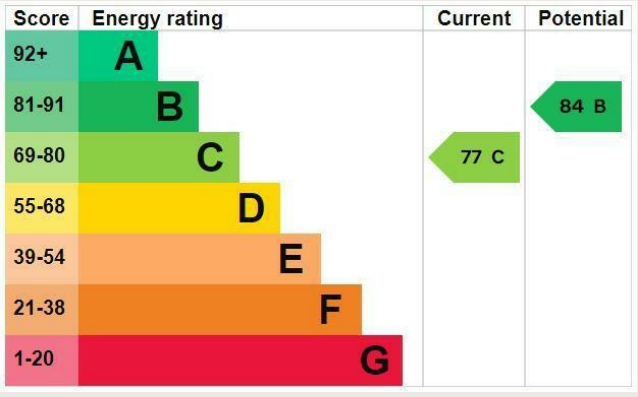

1ST FLOOR
96.8 sq.m. (1042 sq.ft.) approx.




TOTAL FLOOR AREA : 201.1 sq.m. (2165 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information
**Offers Over** £650,000
**Tenure:** Freehold
**Local Authority**: Herefordshire
**Council Tax:** F
**EPC:** C (77)
For more material information visit www.cobbamos.com




*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.*

## Property Description

You enter the property into a welcoming entrance hallway with wood effect tiled flooring and stairs rising to the first floor. You enter the kitchen/dining room which is the real heart of the home. The kitchen has been fitted with a range of modern units and appliances including full height fridge, freezer, dishwasher, double oven, gas hob with extractor over. This room is complemented by generous work surfaces and a breakfast bar, giving the option for bar stools beneath to create a more informal dining area. Just behind here is the dining area with double doors opening out onto the garden beyond, allowing plenty of natural light to pour in and creating a seamless transition between indoors and outdoors during the warmer months. The dining room offers ample space for a large family dining table.

A large archway opens into the living room, which runs the whole depth of the house, it is a lovely bright space, with double glazed doors opening out onto the rear garden and window to the frontage. The room is centred round a wood-burning stove set within a brick fireplace with oak mantle above creating a warm and inviting atmosphere. The home also benefits from a further room/snug which offers flexibility for use as a home office or playroom. The utility room is an incredibly generous size, and is currently being utilised as a gym, further seating area and space for further appliances. Offering the potential for a buyer to put their own stamp on it. A door from here gives access to the cloakroom with WC and wash hand basin.

To the first floor, the property offers well-proportioned double bedrooms arranged around a central landing. The principal bedroom benefits from built in wardrobes and a large en suite bathroom, while the remaining bedrooms are served by a family bathroom. Bedroom four has a door through to bedroom five, meaning this could be used as a dressing room or home office. Each room enjoys pleasant outlooks over the surrounding countryside, enhancing the sense of space and tranquillity.

Externally, the property is approached via a driveway providing ample parking for a number of vehicles. The grounds extend to approximately 3 acres, comprising a combination of garden and paddocks, ideal for those seeking a lifestyle property with space for animals, recreation or further landscaping. The setting offers a wonderful sense of privacy while still being accessible to nearby amenities. The current owners are going to be rotivating and putting grass seed down in the gardens to the front and rear of the house. They also are going to be gating the entrance to the property at the start of the driveway.

This is a rare opportunity to acquire a modern, energy-efficient home in a desirable rural location, offering both comfort and lifestyle appeal in equal measure.

## Service

Mains water and electricity. Private drainage and LPG central heating
Herefordshire Council Tax Band F
Tenure Freehold

## Location

Jasmine Cottage is located on the outskirts of the village of Yarpole, which offers a welcoming community atmosphere, with a village shop and café, public house and primary school. The historic market town of Leominster and Ludlow are within convenient reach and provides a comprehensive range of amenities, including supermarkets, independent shops, restaurants, cafés, schooling and leisure facilities, together with railway stations.

## What3Words

What3Words: ///hotel.bake.implanted

## Agents Note

Buyers Compliance Administration Fee: In accordance with The Money Laundering Regulations 2007, 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

Leave Leominster on Bridge Street and follow this for 2.2 miles. You will arrive is Luston, continue on this road for a further 1.5 miles an then turn left. You'll meet the junction of the B4362, go straight over and continue through Bircher for 1.2 miles until you turn left for Yarpole on Green Lane. Drive past the first property and the following garages on your left and you'll arrive at the brown gates to the property.







