



36, Broad Street, Leominster, HR6 8BS
Price £325,000

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AMOS**

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36, Broad Street Leominster

COMPETITIVELY PRICED & MOTIVATED VENDORS - A beautifully presented Grade II Listed, period, family home boasting oodles of charm and original character features within a central position in the market town of Leominster. The property has three reception rooms, five double bedrooms, three bathrooms, enclosed cottage rear garden and offers flexible accommodation.

FEATURES

- PERIOD PROPERTY
- OODLES OF ORIGINAL CHARACTER
- THREE RECEPTION ROOMS, FOUR/FIVE BEDROOMS
- GRADE II LISTED
- ENCLOSED REAR GARDEN
- PRIME MARKET TOWN LOCATION
- BEAUTIFULLY FINISHED

Material Information

Price £325,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: (null)

For more material information visit www.cobbamos.com

Energy Performance
Certificate not required
on Listed Buildings



Introduction

Situated within the centre of the market town of Leominster is this extensive Grade II Listed character property which has accommodation comprising; entrance porch, dining room, sitting room, kitchen, breakfast room, utility room/cloak room, passage way, three bedrooms to the first floor and two bathrooms, two bedrooms to the second floor (one en-suite) and a landing/studio space. There is an enclosed garden with patio and lawned area to enjoy the warmer weather and gas heating. This fantastic property is offered for sale at a very competitive price.

Property Description

Entry begins into a porch with half glazed internal door giving an exciting, first, glimpse into this charming home. The dining room beyond immediately greets you with original character features such as original exposed timbers which flow throughout the property. The dining room has a sash window to the front and is more than spacious enough for a large dining table, chairs and additional decorative furniture. An opening leads to an inner hall where there is a staircase to the first floor and access to the kitchen. The kitchen is fitted with wall and base units with an island creating a friendly atmosphere, ideal for entertaining. There is a recess with a Rangemaster cooker inset, space for a fridge freezer and dishwasher. The kitchen flows into a formal and welcoming sitting room which is to the front of the property. There are two windows to the front allowing natural light to flood the room and a stone/brick fireplace with flagstone hearth and wood-burner which creates a cosy focal point.

Also accessed from the kitchen is a breakfast room, and a patio that leads to a utility room. The breakfast room has dual aspect windows including French doors which open to the patio and bring a little of the outside in which is perfect for those Summer months. The utility room has space and plumbing for the washing machine and tumble dryer. There is a cupboard here housing the boiler and access to a side passageway which leads to the front and is ideal for storing muddy boots, coats and various outdoor paraphernalia. The utility can also be accessed from the dining room via the passageway.

The staircase rises to the landing where the character continues. Bedroom one is a generous double sized room with two windows to the front and a feature fireplace. There is space to create a dressing room here. Bedroom two is also a generous double sized room with a window to the front and ample space for wardrobes. Bedroom three (currently set up as a walk-in-wardrobe) is a double with an en-suite bathroom which has a WC, basin, shower cubicle and space for a bath to be fitted. The family bathroom is on this floor and is fitted with a WC, basin, and freestanding bath.

From the landing a staircase rises to the second floor suite. There is a landing which is being used as an art studio but could also become a study or home office area if desired. Bedroom four is a double sized room with a door opening to the fifth bedroom which could be used as a dressing room. There is an en-suite fitted with a WC, basin and a shower.

Garden

The rear garden to the property is delightful. There is the opportunity to have many pot plants bursting with colour throughout the year. A patio area from the kitchen creates alfresco dining space, and ensures that you aren't too far away from the kitchen and the extra bottle of wine! There is a second patio with room for a bistro set outside of the breakfast room and steps that lead up to a third patio space which catches the afternoon and evening sun. This is a lovely space to survey a hard days work in the garden and enjoy the last of the days sunshine.

Services

All mains are connected to the property
Herefordshire Council Tax Band D
Tenure: Freehold
Grade II Listed

Broadband

Broadband type Highest available download speed
Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 2300 Mbps 2300 Mbps Good
Networks in your area - Full Fibre, Openreach
Source: Ofcom Mobile Checker



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Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Parking

There are two residential parking permits and one visitor parking permit.

Location

The popular market town of Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

What3words

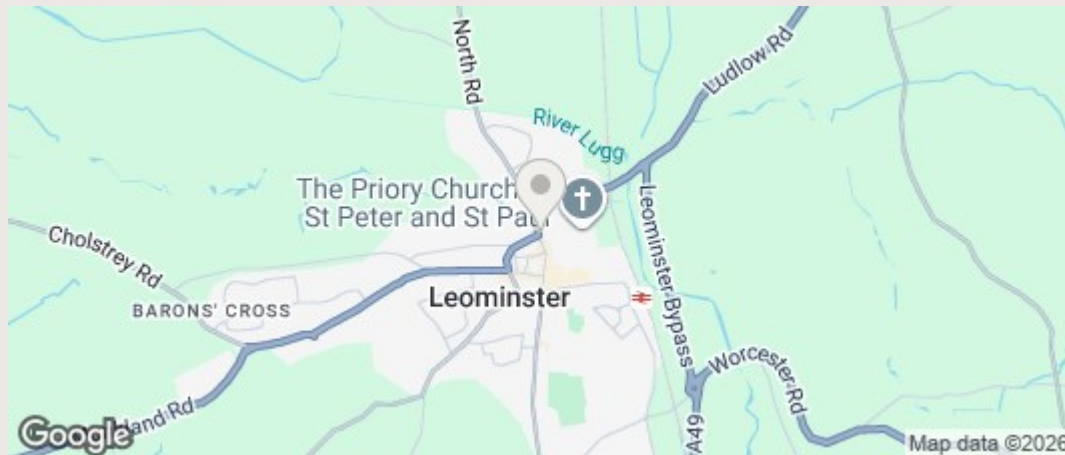
What3words://strays.plays.prank

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 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From our offices, proceed down Broad Street where the property is located on the right hand side





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Approximate total area⁽¹⁾
 2376 ft²
 220.6 m²

Reduced headroom
 52 ft²
 4.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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