



The Cottage, Staunton-On-Arrow, HR6 9HR  
Price £475,000

# The Cottage Staunton-On-Arrow

A stylish country cottage situated in the popular and sought-after Staunton-On-Arrow and offered for sale in pristine condition. Only appreciated during an internal inspection this wonderful property must be viewed without delay. Ideal for those buyers seeking a rural lifestyle with wonderful countryside surroundings. Hamlet living at its best. OFFERED WITH NO ONWARDS CHAIN

- SUPER VILLAGE LOCATION
- IMMACULATELY PRESENTED
- OOZING CHARACTER & STYLE
- FOUR DOUBLE BEDROOMS, SHOWER ROOM & BATHROOM
- THREE RECEPTION ROOMS
- IMPRESSIVE KITCHEN/DINER
- SUMMER HOUSE
- OFF ROAD PARKING
- STONE OUT HOUSE , STORAGE SHED & WORKSHOP

## Material Information

**Price** £475,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** D (60)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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

Situated in a pleasing position in the sought-after and quaint village of Staunton-on-Arrow is this immaculately presented, characterful cottage. Oozing charm and a high quality finish, this deceptively spacious cottage has accommodation comprising; entrance hall, kitchen/diner, utility, sitting room, home office, garden room, four double bedrooms, shower room and bathroom. There is a Summer House, stone out house, workshop, storage shed, parking and front and rear gardens.

## Property Description

Entry begins into an entrance hallway with attractive oak stable door and room for the hanging of hats and coats, the storage of outdoor footwear, plus, additional room for decorative furniture. The flagstone flooring with underfloor heating is continued throughout the ground floor as are the beautiful oak internal doors with black, cottage style ironmongery. To the right is a sitting room simply oozing character and detail. There are two windows with front aspect and deep sills, an in-set wood-burner sat on a slate hearth, bread oven and a central beam with stone plinth detail. Tucked behind the sitting room and accessed from the central hallway is a room currently set up as a home office. It has rear garden aspect, two sets of louvered door cupboards (perfect for the storage of household paraphernalia) and a door linking to the garden room that adjoins the kitchen/diner.

The kitchen/diner is a truly impressive space. The kitchen itself has a high quality finish with a generous amount of base units under an oak worktop. Open shelving, large plate rack with hanging and an island with quartz work top give the overall look a stylish and up to date vibe with country cottage warmth. An under counter beam and dishwasher are integrated and the electric range (in excellent condition) is available by separate negotiation. The large and strong cross frame beam detailed in the ceiling affords this room great circulatory size. There is room for a table and chairs and banquet seating creating a real social hub should friends and family visit or for busy families who want to make this lovely cottage their home. The large glazed window with front aspect opposite the banquet seating is a true delight and brings the clever cottage planting within the front garden indoors.

To further enhance the flow of this beautiful home is the addition of a garden room to the side of the kitchen/diner linking to the attractively landscaped rear garden where patio and decking can be found. Double doors spill out into the garden alongside a wall of exposed stone and high vaulted glazed roof. This room could not fail to impress.

The ground floor is completed by a utility room just off the kitchen. There is housing here for a washing machine and tumble dryer, a sink with worktop and cupboards under, open shelving, wall unit and ample sockets for keeping all additional appliances out of the stream-lined kitchen. There is also room for a tall fridge/freezer. Everything in this immaculate home has a place allowing for clutter free living. There is a door out to the side of the property ideal for muddy pets, footwear or taking linen to the washing line.

The stairs to the first floor are accessed from the kitchen/diner. The Cottage has four bedrooms, a shower room and a bathroom on this floor. The master bedroom has a vaulted ceiling to show off its impressive Oak A frame detailing, a four panel window giving dual aspect to the room and room for a double bed (currently set up with a king-sized bed) alongside an array of bedroom furniture. There is a large cupboard on the landing by the entry to this bedroom allowing for the hanging of clothes so that the room avoids having to have wardrobes. Next to the master bedroom is a luxurious shower room. There is a shower cubicle with quality chrome fittings, a hand basin with vanity cupboard, WC and column radiator. Bedroom two is another stylish and welcoming room benefitting from having deep window sills, ornamental fire grate in a fireplace opening that is blanked off and room for a double bed (currently set up with a king-sized bed) and an assortment of bedroom furniture. Bedroom three is a double and is currently being used as a dressing room. The window has a super view of mature trees and the countryside beyond. Bedroom four is also a double with front aspect and is currently set up as a study. Bedroom two, three and four have access to a stylish bathroom with slipper bath, hand basin with vanity housing, WC, tongue and groove paneling and a velux roof light.

## Garden & Parking

The Cottage has front and rear gardens.

The front garden is secured by picket fencing and has areas of lawn with mature trees and shrubbery. Pathways have been created to the front entrance of the home marked by a stable door.

The rear garden is also well secured with fencing. There are borders of cottage planting brimming with colour and variety alongside areas of patio, decking and gravel for seating, dining and ease of maintenance. There is a wonderful Summer House which has double doors angled towards glorious private views of the well tendered garden, power, wifi and lighting. What a delightful place this would be to rest on a balmy Summer evening.

There is also a shed for the storage of gardening equipment, a shed currently used as a workshop and a stone outhouse which houses the boiler and has extra storage for coats, boots and utility goods. The outhouse has power and lighting.

There is parking to the side of the property.

## Services

Herefordshire Council Tax Band D  
Tenure: Freehold  
Private Drainage with a shared maintenance agreement  
Water fed under floor heating  
Flow Gas system  
Mains water and electric

## Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard 4 Mbps	0.6 Mbps	Good	
Superfast 80 Mbps	20 Mbps	Good	
Ultrafast 900 Mbps	900 Mbps	Good	

Networks in your area - Airband, Openreach

Source: Ofcom Mobile Checker

## Outdoor & Indoor Mobile Coverage

Follow the link below taken from Ofcom Mobile Checker:

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

## Location

Staunton-on-Arrow is a quiet hamlet situated within easy reach of the popular market town of Kington and villages of Shobdon and Pembridge which offer a good range of essential amenities, schooling and leisure facilities. The Market town of Leominster is 10 miles away providing an extensive range of amenities, educational and recreational facilities.

## What3words

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## 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 Pembridge turn onto Bridge Street towards Shobdon, then take the first left hand turn, signposted Staunton on Arrow. Continue to the junction at the end of the road, heading straight over, also signposted Staunton on Arrow. Proceed through the village where the property is located on the left just after the village hall.





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