



Batch Cottage, Almeley, HR3 6PT  
Price £800,000

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# Batch Cottage, Almeley

We offer for sale Batch Cottage the 'picture postcard' country retreat set within its own five acre grounds and equating to: bridge approach, gardens, woodland, paddock/orchard, waterfall and pond. A true 'Gentleman's Residence', recently renovated and tastefully decorated and worthy of any page in a Country House Magazine. If you wish to live the rural dream in the heart of the popular Herefordshire countryside and crave exposed beams, log burners, luxurious master bedroom suites, hobby rooms and country style kitchens then please call 01568 610310 to arrange a viewing.

## FEATURES

- EXTENDED 17TH CENTURY TIMBER FRAMED COTTAGE
- FIVE ACRES OF GARDEN, WOODLAND & Paddock
- BRIDGE APPROACH
- POND & STREAM
- BARN/WORKSHOP & DOUBLE GARAGE
- NO NEAR NEIGHBOURS
- NO ONWARD CHAIN
- FOUR RECEPTION ROOMS
- TRANQUIL SETTING
- EDGE OF VILLAGE LOCATION

## Material Information

**Price** £800,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** G

**EPC:** G (14)

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		
55-68	D		
39-54	E		
21-38	F		37 F
1-20	G	14 G	



Introduction

Batch Cottage exudes charm and offers the following tastefully decorated and 'magazine worthy' accommodation: four bedrooms, master with en-suite and dressing room, shower room, bathroom, entrance hall, study/music room, snug, dining room, sitting room, kitchen and utility room.

Property Description

The approach to Batch Cottage is truly unique as you follow the path across the footbridge to the inviting entrance hall where there are stairs to the first floor. To the left is a room currently set up as a music room with front and rear aspect and has a lovely private location within the property so may work well as a home office for those needing to work from home. This room would also work well as a fifth downstairs bedroom if required. On the adjacent side of the hallway is a snug with stone inglenook fireplace with log burner, exposed beams and stone walls and a window to the front of the property. The snug connects to a dining and accompanying sitting room positioned to the rear of the property and therefore nestled within the garden space. It is the perfect reception area for receiving guests. The living room has french doors opening onto a patio area to further extend this space and bring the outdoors in and a log burner fireplace with stone feature surround. Also connected to the snug is a newly fitted kitchen again with exposed beams and country cottage styling. There are base and drawer units with open shelving, integrated slimline dishwasher, oak worktops, integrated oven with gas hob top and space for a tall fridge/freezer. Steps from the kitchen lead into a useful utility room with wall and base units and roll top work surfaces, plumbing for a washing machine and spaces for a fridge/freezer and tumble dryer. It has a door leading out to the front of the property which allows busy gardeners or those returning from a long country walk a separate access to dispose of muddy boots and wash green fingers. Even more appropriate is the addition of a shower room just off the utility space with a shower cubicle, WC, wash hand basin and radiator.

On the first floor are four bedrooms, one with en-suite and a family bathroom. The luxurious master suite has dual aspect windows overlooking the grounds and an accompanying dressing room and en-suite. The dressing room has built in storage, front aspect and a wall mounted radiator. The en-suite has a walk in shower, wash hand basin, WC, heated towel rails and a rear facing window. Bedroom two is a double bedroom with built in storage and front aspect. Bedroom three is a characterful double with exposed beams and a front facing window. Bedroom four has dual aspect windows to the front and side elevations. The decorative style of wallpapering in each bedroom is very much en-trend and seems to fully immerse the occupant; making the spaces feel welcoming and warmly enclosed. The family bathroom has a traditional white

suite featuring a roll top bath with a shower head and mixer taps, wash hand basin, WC, heated towel rail and front facing window.

Garden & Land

Totalling just over five acres are the expansive grounds with two streams, mature woodland and water features all within the most idyllic rural and private setting and approached by a long driveway. The previous vendors created a very rich and varied habitat of labelled trees, shrubs and wild flower specimens that adorn the garden all year round and ultimately will be a delight for any keen garden enthusiasts or horticulturalists. At the far end of the grounds is a paddock which currently houses fruit trees but could lend itself to animals or be rented out if desired.

Outbuildings & Parking

The cottage is approached via a well-maintained private driveway to a large parking area with access to a double garage and large steel framed workshop. The workshop has a 29ft steel frame with double doors to the front, light and power. The double garage has a car pit, light and power and presents an opportunity for conversion into guest accommodation subject to the necessary planning permissions.

Services

Tenure is Freehold  
Herefordshire Council Tax Band G  
LPG, electric and septic tank

Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 5 Mbps 0.6 Mbps Good  
Superfast 80 Mbps 20 Mbps Good  
Ultrafast --Not available --Not available Unlikely

Networks in your area - Openreach  
Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data  
EE Limited Limited  
Three Likely Likely  
O2 Likely Limited  
Vodafone Limited Limited

Source: Ofcom Mobile Checker

Indoor Mobile Coverage

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









Source: Ofcom Mobile Checker

Location

Set in the desirable rural village of Almeley. The village offers a thriving community centered around the village pub, parish church, community hall with craft club and regular social events, village green, bus stop, cricket club and primary school. The village also has the benefit of regular visits from the mobile post office. The nearby market town of Kington situated approximately 5.5 miles away provides an extensive range of shopping, essential amenities including both primary and secondary schooling. Hay-on-Wye is located approximately 14 miles away and is popular locally and nationally with a wealth of book shops and arts festivals.

What3words

Driveway Location What3words: occur.obviously.kite  
House Location What3words: storming.snacking.factor

Agent's Note

Please notes there is a public Footpath up the access track which diverts into woodland (not owned by the vendors).

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DIRECTIONS

Leave Leominster on the A44 towards Monkland, Dilwyn and Weobley. When you get to Sarnesfield turn right towards Woonton on the A480. As you enter Woonton there is a left turning towards Almeley, follow this until you arrive in the village and the road forks, take the left turning, at the end of that road turn right and











Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

1945 ft<sup>2</sup>

180.7 m<sup>2</sup>

**Reduced headroom**

35 ft<sup>2</sup>

3.3 m<sup>2</sup>

(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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