





# 4 New House Farm Almeley

Detached cottage on the outskirts of popular Almeley occupying a plot of circa 0.35 acre. The property benefits from driveway parking, a detached garage and the most glorious grounds. Super location with early viewing considered essential.

- DETACHED COTTAGE
- CIRCA 0.35 ACRE PLOT
- RURAL LOCATION
- THREE BEDROOMS, TWO BATHROOMS
- GARAGE WITH POWER AND LIGHTING
- OFF ROAD PARKING
- POTENTIAL TO EXTEND STPP

## Material Information

Price £450,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: D (56)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

## Introduction

An attractive detached property with grounds of approximately 0.35 of an acre equating to: an abundance of lawn, hedging, stonewalling, fruit trees and allotment facilities. This cosy cottage is ideal for those wishing to downsize to a smaller house but cannot forego a generous garden plot or families wishing to live 'the good life' in rural bliss. Internally comprising Entrance Porch, sitting room, kitchen/diner, bathroom and three bedrooms, one with en-suite. Internal inspection considered essential.

## Property Description

Entry begins into a porch with room for the storage of outdoor coats, hats and boots; perfect for the return from a muddy country walk. Behind a door and cleverly tucked away is housing for a washing machine and the storage of domestic household goods. Off the porch is an inner hallway leading to a bathroom and kitchen/diner. The bathroom has a bath, WC, hand basin, shelving and a window for additional light and ventilation. The kitchen/diner is a really good size and able to accommodate busy family lives or the entertaining of guests as you cook and chatter. The kitchen is newly fitted with soft pastel grey units framed with an oak worktop. There is an electric oven with induction hood and deep pan drawers, housing for a tall fridge/freezer and an integrated dishwasher. The dining section is attractively lit by dual aspect windows and the addition of an inset wood-burner-perfect for those long Winter evenings. Just beyond the kitchen/diner is a sitting room, again dual aspect making the most of the glorious rural views.

On the first floor are three bedrooms, one with en-suite. Bedroom one is the largest of the three with front aspect and a comfortable amount of room for bedroom furniture. Bedroom two benefits from having an en-suite with shower cubicle, hand basin, WC and chrome fitted towel rail. The room has a rear aspect with rolling rural views and a built in cupboard for hanging clothes. Bedroom three has front aspect, alcoves for storage and is currently laid out as a single with generous study facilities.

## Garden

The property stands in a generous plot of approximately quarter of an acre which wraps itself around the home. The gardens are mainly laid to lawn with perimeters demarcated by mature hedging and partial stone walling. There is a generous amount of opportunity and space for a vegetable allotment/the housing of laying hens and the continued planting of young fruit tress-all enriched by the back drop of Herefordshire's finest rural views. Keen gardeners would be delighted with the potential on offer here.

## Garage & Parking

There is parking for several vehicles in the approach to the property and a garage of solid construction for the storage of a car or garden equipment with light and power.

## Services

Services: Mains electricity and water.

Septic Tank and Oil central heating.

Tenure: Freehold

Herefordshire Council Tax Band C

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 2Mbps 0.4Mbps Good

Superfast 32Mbps 5Mbps Good

Ultrafast 1000Mbps 1000Mbps Good

Networks in your area - Openreach, Gigaclear

Source: Ofcom Mobile Checker

## Outdoor & Indoor Mobile Checker

Please see the link below from Ofcom Mobile Checker:

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

What3words:///alien.teachers.skies

## 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.

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



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.

## Directions

From Leominster, proceed west on the A44 towards Kington. At the crossroads continue forward onto the A4112 passing through Sarnesfield and Kinnersley. At the T-Junction turn right signposted Eardisley (A4111). Head straight through Eardisley. Approx 1.5km from The New Strand pub take the right turning back to Almeley and the property can be found approx 1km on the right hand side.

