



Thatch Cottage, Adforton, SY7 0NF
Price £475,000

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Thatch Cottage Adforton

'Picture Postcard' thatched cottage in sought after rural Herefordshire/Shropshire borders! Ludlow, Leintwardine and Welsh hills being a stone's throw away. A representation of 'country rural living' with hints of the past but future proofing finish following full renovations in 2020. Whether it be the Summer House with glorious views, oak framed garaging, cleverly landscaped gardens or inglenook fireplaces with bread oven, there is much to admire about this property and we welcome a viewing to fully appreciate all it has to offer.

- DETACHED GRADE II LISTED THATCHED COTTAGE
- TWO DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- OAK FRAMED GARAGE
- SUMMER HOUSE
- FAR REACHING VIEWS
- LANDSCAPED GARDENS
- PATIO FOR ENTERTAINING

Material Information

Price £475,000

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

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.

Introduction

To fully appreciate this charming cottage we highly recommend arranging a viewing but in essence the accommodation consists of: two bedrooms, bathroom, utility, kitchen, dining room, sitting room and study. Externally the benefits include: Summer House with exceptional countryside views, Oak framed timber garage, storage shed, landscaped gardens, gated driveway parking for at least three vehicles.

Property Description

Typical to every great rural home: entry to Thatch cottage begins along a stepping stone pathway from the timber framed garage to the back of the property where the landscaped gardens can be fully admired. Entry is into a utility room where gardening/walking boots and coats can be stored. There is plumbing here for a washing machine and some work top for those additional electrical goods that you would like separate from the main kitchen. To the right is a well styled bathroom with full sized oval bath, walk in shower, hand basin and WC. The room is attractively tiled and has a window out for added light and ventilation. What a great place for washing pampered pooches or hosing down after a busy time spent gardening or walking. Immediately off the utility room is a cleverly styled, Shaker type country kitchen with stairs to the first floor hidden by a substantial wooden door. The Belfast sink, oak work tops, flagstone flooring, tongue and groove and traditional doors all add to the charm of this pretty cottage. There is an electric oven with hob top, integrated dishwasher and integrated fridge and freezer. To the left is a sitting room and separate study area and to the right is a room for dining. The dining room enjoys the following features: inglenook fireplace with wood-burner and bread oven, exposed stone wall and a door leading to the front of the property. Dining guests would be impressed by this room's nod to the past and yet sympathetic modernism. The sitting room also echoes this trait with mirroring inglenook fireplace with wood-burner and bread oven detail, timber framing and traditional casement windows with metal detail and true to the age and character of this fine cottage. There is a door to the front of the property should the buyer want to create an impressive entrance hallway. Adjoining the sitting room is a room currently used as a study with interesting curved stone wall detail and windows to the front with intricate ironmongery.

On the first floor are two bedrooms and a generous landing area for the storage of clothes or placement of decorative furniture. Bedroom one has room for a double bed amongst the intricate A frame detailing and a window out to the gardens and glorious rolling countryside beyond. What a delight to wake in the morning and be able to appreciate this view from your own bedroom. Bedroom two is a double with front and side aspect windows.

Garden

The front garden is mainly laid to lawn with some mature border planting and quintessential picket fencing.

The rear garden has been thoughtfully landscaped by the current vendors to enclose the following:

- * Bespoke Summer House with double doors orientated to make the most of the far reaching views to Downton.
- * Decorative patio with feature steps and railway sleeper borders facilitating the overspill of cottage style planting.
- * Expanses of lawn interspersed with decorative pathways, fruit trees, mature hedging and mid-point fencing with feature arch.
- * Garden shed for the storage of mower and other gardening tools.

Garage & Parking

There is graveled, gated driveway parking to the side of the property for at least three cars and an oak framed garage with power and lighting (ideal for one car) and useful log store.

Services

Tenure Freehold
Herefordshire Council Tax Band D
Mains water, Electric and Drainage
Oil fired central heating
Worcester Bosch Combi Boiler

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 12 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1800 Mbps 900 Mbps Good

Networks in your area - Openreach, Airband
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

Adforton is a rural village, just two miles from the popular and well served village of Leintwardine, which has a petrol station, shop, family butchers, public houses, fish and chip shops, library, primary school, post office and doctors. Adforton is approximately 1 ½ miles from the popular village of Wigmore offering a very popular secondary school which this property is on the bus route for, along with a castle and a shop. The market towns of Leominster and Ludlow are just a short drive away offering further shopping, recreational and educational 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

Head for Adforton on the A4110 away from Leominster. On entering the village turn left just after the church onto Orchard Close and the property is on your right hand side just after Downton View cul-de-sac.



