



Orchard View, Almeley, HR3 6LF
Price £425,000

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Orchard View Almeley

Character cottage located in the popular and sought after village of Almeley and benefiting from generous gardens. Orchard View is ideal for those buyers who enjoy spending time outdoors. Off road parking and double garage. Early viewing considered essential.

- POPULAR VILLAGE
- CHARACTER COTTAGE
- PRETTY GARDENS
- DOUBLE GARAGE
- OFF ROAD PARKING
- THREE BEDROOMS
- TWO SHOWER ROOMS
- THREE RECEPTION ROOMS
- NO ONWARD CHAIN

Material Information

Price £425,000
Tenure: Freehold
Local Authority: HEREFORDSHIRE
Council Tax: D
EPC: D (56)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	78 C
39-54	E		
21-38	F		
1-20	G		

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

We offer for sale, with no onward chain, this attractive, detached cottage in popular Almeley with pretty gardens, off road parking and a double garage. The accommodation consists of: three bedrooms, two shower rooms, porch, kitchen/diner, study, snug and sitting room. Viewing is highly recommended.

Property Description

Entry begins into an entrance porch ideal for the hanging of coats and the storage of outdoor footwear. The porch is a glazed lean to with interior lighting and a tiled floor and leads into a kitchen/diner. The kitchen has a range of wall and floor units and a window over the sink enjoying garden views. There is housing for a dishwasher (the dishwasher can be left if required), an electric range with five ringed hob and an area with a washing machine and housing for a tumble drier, space for a tall fridge/freezer. The kitchen also benefits from having room for a breakfast table and chairs with unused hatch into the adjoining sitting room. Directly opposite is a modern shower room with shower cubicle, WC and hand basin with vanity housing and a tall chrome towel radiator. Next door is a room which spans either side of the staircase. The first section has front aspect with garden views and would lend itself to becoming a study area if desired. The second section also has front aspect and a brick fireplace that is currently blocked off with feature bread oven. This room would make a great snug. The rest of the ground floor is made up of a sitting room and additional porch both with rear aspect. The sitting room has a large window with lovely views of the rear garden and a fireplace with wood-burner.

On the first floor are three bedrooms and a shower room. The landing is well lit and has shelves which are useful for storage purposes. Bedroom one is a double with dual aspect. Bedroom two is also a double with dual aspect and has room for a selection of bedroom furniture. Bedroom three is a single with fitted storage cupboards and a lovely view of the cottage's countryside setting. The shower room has a shower cubicle, WC and hand basin.

Garden

There are private gardens to the front and rear of Orchard View. The rear garden links the cottage to the double garage and parking area. It is mainly laid to lawn with mature boundaries of hedging, shrubs and trees. It has a graveled patio area in close proximity to the cottage ideal for alfresco dining or restful seating and has a pedestrian gate from the roadway entrance for guests who may park and walk straight to the entrance doorway.

The front garden has a fence line of wrought iron railings and mature hedging. It is mainly laid to lawn but interspersed with mature shrubs.

There is an additional section of garden across the neighbour's driveway and opposite the front garden. This has a selection of apple trees and would lend itself to becoming a useful area for growing vegetables and possibly a home to laying hens.

Garage & Parking

The cottage has off road parking for two vehicles. There is a double garage with up and over doors, power and lighting.

Services

- Mains electric, drainage and water.
- Oil fired central heating.
- Wood-burner in sitting room.
- Tenure: Freehold
- Herefordshire Council Tax Band: D

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	3 Mbps	0.5 Mbps	Good
Superfast	52 Mbps	9 Mbps	Good
Ultrafast	1000 Mbps	1000 Mbps	Good

Networks in your area - Openreach, Gigaclear
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:
<https://www.ofcom.gov.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:///races.squashes.accent

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Leave Leominster on the A44 towards Monkland, continue along the road until reaching Sarnsfield and then turn right towards Woonton. Follow the road until reaching Woonton, turn left for Almeley. Just before the village hall take a right turn towards Almeley Cricket Club. On passing the club take a left turn and the property is on your right hand side.



