



Comice Cottage, Pear Tree Orchard, Wigmore, HR6 9UR
Price £650,000

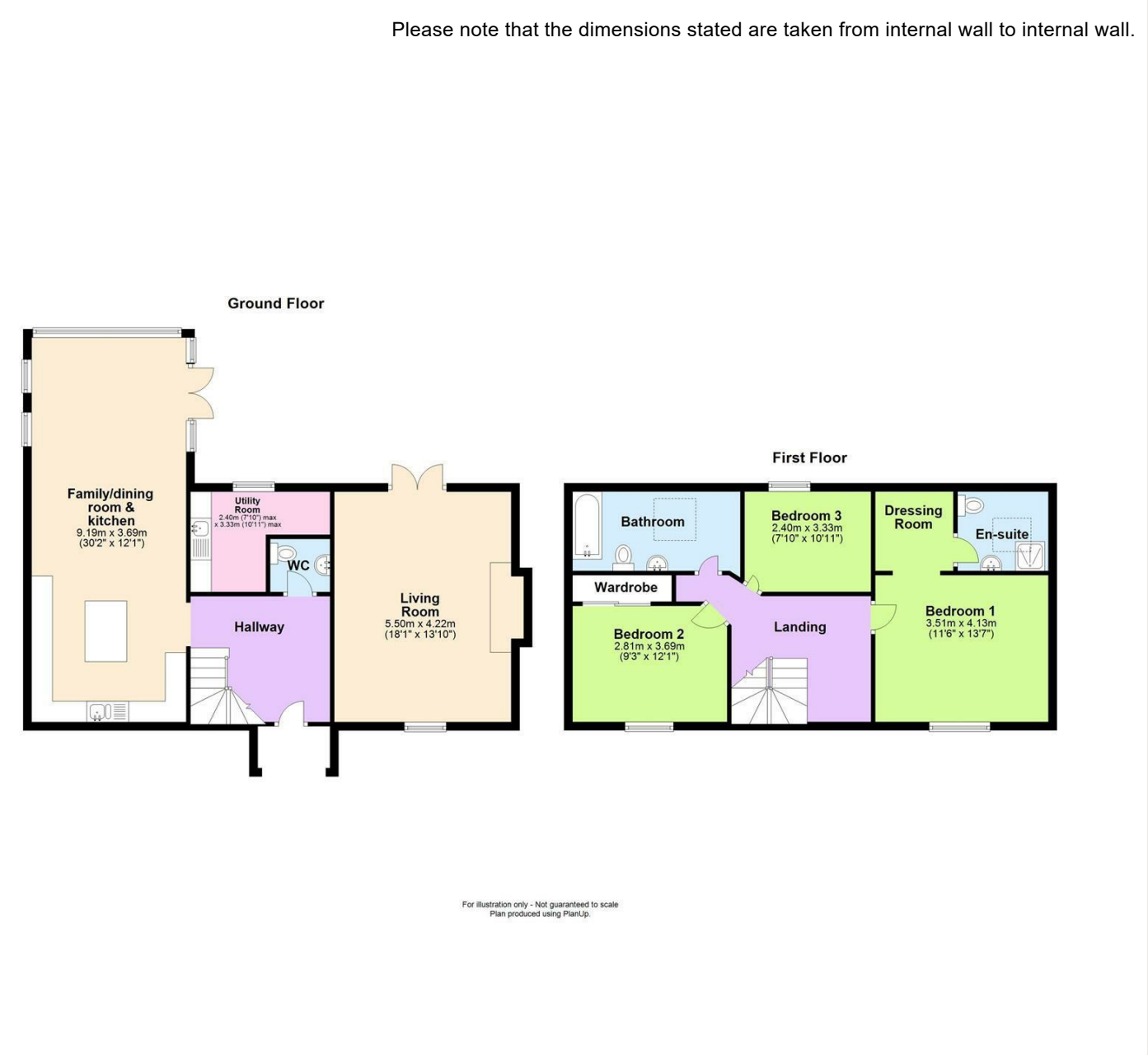
Comice Cottage Pear Tree Orchard Wigmore

****BRAND NEW THREE BEDROOM DETACHED HOUSE NEARING COMPLETION SEEKS A BUYER WITH VISION & TASTE TO MAKE THE HOME COMPLETE****

This detached house is located in a very popular village on the western edge of the Herefordshire & Shropshire border, close to the popular historic market towns of Ludlow & Leominster. The developer is marketing early to allow the purchaser the opportunity to be involved in the final decisions over those important things like, kitchens, bathrooms, tiling, flooring etc.

****IF THIS IS YOU THEN CONTACT US TO MAKE A VIEWING APPOINTMENT****

Material Information
Price £650,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: New Build
EPC: (0)
For more material information visit www.cobbamos.com



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
Pear Tree Orchard is a wonderful development of 8 brand new house built in the grounds of the fabulous Grade II listed farmhouse that gives the development its name. Originally owned by the Harley Estate and steeped in history and intrigue with the whole area bejeweled with numerous "black & white" properties, ruined castles and amazing scenery. Plot 3 is The Comice, named after "The Best Pear in the World" which is also known as "The Queen of Pears" and like its name sake this property is prized for its taste! Conceived from a well loved blue print that provides spacious accommodation which has not tried to cram in lots of small rooms but makes each room special. From the stunning open plan kitchen/dining family room with cathedral-esque glazed family area over looking the garden and hills beyond to the large dual aspect living room with statement fireplace; both rooms allow its occupants to move around easily. Also on the ground floor is the spacious entrance hall, utility room and cloakroom. On the upper floor is a large master bedroom with ensuite and two further excellent bedrooms and bathroom.

The build specification
A traditional block cavity construction finished with part render & part timber boarding that gives a sympathetic nod to the historic buildings of the area yet with the most energy efficient insulation that will make this property lovely, cosy and warm without breaking the bank! With energy efficiency in mind the property comes complete with an air source heat pump providing the property with underfloor zonal heating in both the ground and first floor rooms; low energy lighting with down lighting in the kitchen, hallway & landing. There is a ten year LABC structural warranty supplied as well as a 12 month builders warranty for any snagging problems. Built with confidence, bought with peace of mind.

Internally the property will be painted in white matt throughout and has a stunning oak staircase and doors throughout. All door handles & sockets to be finished in brushed chrome as standard and the property will come with a choice of flooring throughout to include Karndean and carpets but upgrades are available subject to agreement.

Externally the gardens will come with paved patios and pathways as well as fully lawned garden and finished subject to the approved landscaping plan which includes native hedge planting & post & rail fencing.

Those finishing touches
The developer has purposely left the choice of the all important kitchen, utility, bathrooms and WC to the purchaser. To truly make this property your own he will provide an agreed sum for you to spend on the fittings of your choice, whether this be a hand built bespoke kitchen in pink with matching work tops or a roll top bath with gold taps the choice on what and how you spend this budget is down to you (within reason) and will make this property far more about you than being too generic.

The development
Pear Tree Orchard is a development of 8 new homes and the original farmhouse with a selection of 3 & 4 bedroom detached houses and a pair of 2 bedroom barn style cottages.

Services
Mains water, electrics & drainage
Herefordshire Council
Council tax band - to be assessed
EPC rating not yet available

Viewing arrangements
All interested parties should be aware that this is a working building site and does not allow for the casual viewer turning up on site as there are health & safety issues that have to be observed - ALL VIEWINGS MUST BE PRE-ARRANGED AND CONFIRMED WITH THE AGENT who will make the necessary arrangements with the developer to ensure your safety is paramount. Neither the agent nor the developer can be held responsible for any damage or injury caused by ignoring this notice.

Important - Agents note
The floor plan measurements have been taken from the architects drawings and may be slightly different to the actual build. It does provide a general indication of the principal room sizes but accurate measurements could not be taken at this time.

Directions
Wigmore is a village located on the A4110. Turn in to Kings Meadow and follow the road around to the right and continue to the end and you will soon find Pear Tree Orchard and proceed on to the private road. Please only park on the site and not on the surrounding roads.

