



7, Moor Meadow, Shobdon, HR6 9NT
Price £399,950

7 Moor Meadow Shobdon

This is a thoughtfully designed and well presented family home which boasts flexible and inviting accommodation throughout and is located within the sought after village of Shobdon. The property has a garage, enclosed rear garden and views of the Herefordshire countryside.

- DETACHED FAMILY HOME
- FOUR BEDROOMS, ONE EN-SUITE
- TWO RECEPTION ROOMS
- COUNTRYSIDE VIEWS
- SOUGHT AFTER VILLAGE
- DRIVEWAY PARKING

Material Information

Price £399,950
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: C (71)

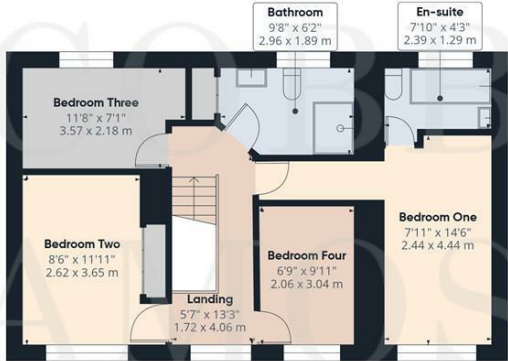
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1364 ft²
126.4 m²

Reduced headroom

16 ft²
1.5 m²

(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.

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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

An inviting family home situated on the edge of the popular village of Shobdon with village shop, public house and a number of scenic walks from the doorstep. The property has accommodation comprising; entrance hall, cloakroom, utility room, sitting room, snug, kitchen/dining room, four bedrooms, one with en-suite and a family bathroom. There is also a generously sized garage, parking and an enclosed garden.

Property Description

Entry begins into an entrance hallway with stairs to the first floor and a great first view out to the pretty back garden through the sliding french doors directly ahead. To the left is a sitting room with dual aspect and views to the front and rear of the home. The wood-burner with granite hearth and sliding french doors out to the private garden make this a really pleasant bright, yet cosy room for catching up with family and friends or watching a good movie on a Winter weekend. Directly ahead of the entrance hall is a second reception room currently used as a snug but with its addition of sliding french doors could become a great home office/play room or hobby space if otherwise desired. To the right of the entrance hall is a kitchen with feature arch adjoining dining room. The kitchen has a selection of wall and floor units with a gas oven, plumbing for a dishwasher and room for a tall fridge/freezer. The adjoining dining area can accommodate a table and chairs and some decorative furniture. Also off the kitchen is a utility room with cloakroom. The utility has plumbing for a washing machine, a selection of wall units, work top for electrical goods, wall mounted boiler and a door out to the garden. The cloakroom has a WC and handbasin.

On the first floor are four bedrooms, one with en-suite and a family bathroom. Bedroom one has front aspect with room for wardrobes and an en-suite with bath, wc, hand basin and window out. Bedroom two has front aspect and is a good sized double with fitted sliding door wardrobes and room for an assortment of bedroom furniture. Bedroom three is currently set up as a home office but could be a single bedroom overlooking the garden with rear aspect. Bedroom four is currently set up as a home library but could become a single bedroom or dressing room. The family bathroom is attractively styled with large shower cubicle, wc, hand basin and airing cupboard.

Garden

The front garden is mainly laid to tarmac for parking but has the most glorious cherry blossom tree against a half wall, half hedge boundary.

The rear garden is cleverly designed showing interesting levels and maturity. Nearest to the french doors of the two reception rooms are several patio areas for both dining and social lounging. The remainder is laid to lawn interspersed with ornamental trees and a mature boundary of shrubbery and trees ensuring privacy and interesting lines of shadow and colour. There is a shed for the storage of garden tools.

Garage & Parking

There is secure gated driveway parking for several vehicles. There is also a generously sized garage with up and over door and a section toward the back for dryer, utility storage and a personnel door out into the garden.

Services

Mains electricity, gas, water and drainage.
Herefordshire Council Tax Band D
Tenure: Freehold

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 3 Mbps 0.4 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good

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

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Coverage:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

The property is located in the heart of the well serviced village of Shobdon, situated in north Herefordshire surrounded by delightful rural views and within close proximity to the popular Wigmore High School and independent Lucton School. This village retains a sense of community life boasting a wealth of local amenities, including : a well-stocked village shop with Post Office, public house, community centre - and historic St John's church built in Strawberry Hill Gothic Style. Shobdon lies approximately 15 miles north of Hereford and approximately 8 miles from Leominster. Additional retail and recreational facilities can be found in both locations. There is also easy access to Ludlow, Hay-on-Wye and the Brecon Beacons.

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



