



Moreton Cottage

Moreton Eye

We are pleased to offer for sale this pretty chain free black and white detached cottage which has been in the same family since 1968, in picturesque, rural Eye. Having an abundance of outside space including generous gardens and off road parking; the property offers super potential for those buyers wishing to make their new home their own or seeking a character property 'tucked away' in a good sized private plot. A super opportunity with internal inspection considered essential.

- CHAIN FREE
- BLACK & WHITE DETACHED COTTAGE
- 0.75 ACRE PLOT
- RURAL POSITION
- CONSERVATORY
- AMPLE PARKING OPPORTUNITY
- CAN BE EXTENDED STPP

Material Information

Price £450,000

Tenure: Freehold

Local Authority: Herefordshire

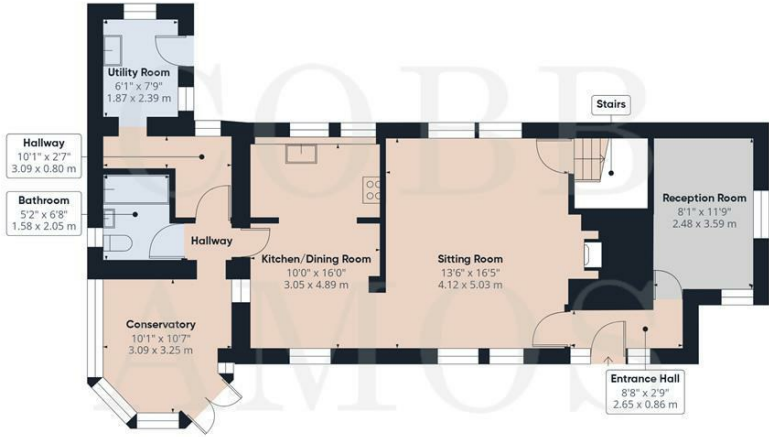
Council Tax: D

EPC: F (29)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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



Ground Floor



Floor 1



Approximate total area¹⁾
1153 ft²
107.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Charming Moreton Cottage offers the following accommodation: Entrance hall, kitchen/diner, sitting room, additional reception room, conservatory, ground-floor bathroom, utility, two bedrooms and first floor shower room.

Property Description

Entry begins into a hallway where coats and hats could be stored. To the right is a dual aspect reception room which would make an ideal study, bedroom or hobby space. To the left is a sitting room with an impressive inglenook fireplace with stone hearth and wood-burner. The room is dual aspect and has cottage type casement windows of generous proportion making the room light and airy. The room also benefits from having: exposed beams, wooden flooring and a door to the first floor. Adjoining the sitting room is the kitchen/dining room. The room is triple aspect and has the same wooden floors as the sitting room, coupled with a wide open entrance creates a really lovely open flow from one space to the next and unusual for a cottage of this type. The kitchen has a modern kitchen design with a range of wall and floor units. There is an electric oven and hob with extractor hood, a sink under a window, housing for a fridge/freezer and tiled flooring. To the left is access to: a conservatory, shower room, inner hallway and utility with door out. The inner hallway provides further opportunities for the storing of coats and outdoor footwear and leads round into the utility room. The utility room has a range of cupboards with work top, sink and housing for a washing machine. The shower room has a bath with shower over, wc, hand basin and chrome towel rail. The conservatory is well placed for flowing from the kitchen/diner and out into the garden. There is a generous sized patio area adjoining the double doors and its positioning makes the most of the private gardens beyond. What a lovely place to admire the garden and timber detailing of the exposed walls from the sanctuary of this glazed room.

On the first floor are two bedrooms and a shower room. The landing is of a generous size with two windows enjoying views of the garden. There is room here for a desk. The master bedroom enjoys exposed beams, cottage style windows with views of the private garden, in-built storage cupboards and room for a range of bedroom furniture. Bedroom two is dual aspect and has exposed beams, in-built storage and again views of the private garden. The shower room is nicely designed with a modern shower cubicle, wc and hand basin with vanity unit.

Garden & Parking

Moreton Cottage has the most glorious private grounds spanning circa 0.75 of an acre with mature trees to include a stunning Weeping Willow. There are areas of patio to the rear of the cottage for al fresco dining which are framed by walling and beds with cottage style planting. There is plenty of opportunity for parking vehicles in the property grounds. There is also space for garaging or a workshop STPP.

Services

Mains electric and water. There is an old well that is not in use.
Septic tank drainage.
Tenure: Freehold
Herefordshire Council Tax Band D

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 25 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
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 Checker:

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

Location

The small rural village of Luston has a range of local amenities including a primary school, village public house and church and is conveniently located just three miles away from the market town of Leominster. The popular market town of Leominster boasts a wealth of local shops, primary and secondary schools, a weekly open air market, national supermarkets and a host of recreational facilities including the sports centre and swimming pool. The historic market town of Ludlow is approximately nine miles away which offers a wealth of amenities and facilities including primary and secondary schooling, leisure and sporting opportunities, supermarkets, public transport links and delightful medieval markets, antiques shops and cafés. There are several prestigious private schools nearby (Moor Park and Lucton School just a few miles away). The village is located on a bus route to both Leominster and Ludlow.

What3words

What3words:///nbs.stammer.torches

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.

Agent's note

The vendor has informed us of the following: There was some flooding on 2 Jan 2024. After a period of much higher rainfall than usual the drainage system couldn't cope with the runoff coming down the track to the cottage and water came into the premises via the front gate. This had not happened at any time during the vendor's ownership of the property (since 2000). The patio area had standing water on it and some did enter the property via the ventilation airbricks at ground level. It was no more than 1 or 2 cm deep inside and caused no permanent damage. We have since improved the drainage with storm drains and French drains around the cottage to a level which we feel would easily have coped with the situation, and would cope with one far more severe.

DIRECTIONS

Take the B4361 out of Leominster town and head for the village of Luston. Pass The Balance Inn on your right and take the next turning on your right onto Eye Lane. On arrival into Moreton follow the sign for Moreton Farmhouse which will be on your right, take the following right through the middle of a field and the property will be down there on the left hand side.



