



Petteswood, Aymestrey plus 1 acre, HR6 9ST
Price £550,000

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Petteswood Aymestrey plus 1 acre

Situated within the sought after Herefordshire countryside in the popular village of Aymestrey, 200m before renowned 'Riverside Public House' is this beautifully presented four bedroom, four bathroom semi-detached barn conversion. The property occupies approximately 0.3 acres of exquisite landscaped grounds, a separate circa one acre paddock, timber shed for storage and parking. Viewing is highly recommended to appreciate the accommodation on offer and the pretty location.

- SEMI-DETACHED BARN CONVERSION
- FOUR BEDROOMS, FOUR BATHROOMS
- OPEN PLAN KITCHEN/LIVING ROOM WITH FIRST FLOOR VIEWS
- STUNNING SITTING ROOM
- IMMACULATE CONDITION
- CIRCA 0.3 ACRE LANDSCAPED GARDENS
- CIRCA ONE ACRE Paddock
- TIMBER SHED
- VILLAGE LOCATION
- ABUNDANCE OF CHARACTER

Material Information

Price £550,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: D (65)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
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

Traditional 19th Century converted barn offering four bedrooms, four bathrooms, upside down living to make the most of the glorious garden and mature woodland views and with an abundance of character throughout, this substantial barn conversion is sure to appeal. Offering immaculate and tasteful accommodation throughout in this sought after rural location, this is a property which must be viewed in order to appreciate fully. Paddock, beautiful 0.3 acre (approx) landscaped gardens, driveway parking and storage shed and offered for sale with the added benefit of potentially having no vendor chain involved if preferred.

Property Description

Entry begins into a generously sized entrance hallway to the rear of the property with stairs to the first floor and access to four bedrooms and four bathrooms. There is plenty of room for the hanging of coats and hats and the placement of decorative furniture. The flooring is oak which blends seamlessly with the oak staircase. The master bedroom is at the far end of the entrance hallway and is of spacious proportion comfortably fitting a super-king bed. There is a door to the front of the property, in-built cupboard for storage and further room for an arrangement of bedroom furniture. The room benefits from having its own luxurious en-suite with free standing bath and central mixer tap, shower cubicle with chrome fittings, hand basin with vanity drawers, mirror with LED lighting, chrome towel rail and WC. Bedroom two next door is currently set up as a twin with countryside views from the front aspect window, in-built storage cupboard and its own en-suite. The en-suite has a bath with shower over, hand basin, WC and chrome towel rail, all modern and well finished. Bedroom three is a double again with front aspect, built in storage cupboard and its own en-suite. The en-suite has a bath with shower over, WC, hand basin and chrome towel rail. Each bathroom has the same colour scheme and styling which offers pleasant continuity and flow throughout the home. The final bedroom, bedroom four, is a good sized double with views of the garden and room for a selection of bedroom furniture and its own en-suite. The en-suite has a shower cubicle, WC, hand basin with vanity housing and chrome towel rail.

On the first floor is a kitchen/dining/living room, sitting room, laundry/pantry and cloakroom. The approach to the first floor is impressive due to the lofty height of the galleried landing with exposed timber framing and apex beam detail. The area is well lit by a raised window and there is room for decorative furniture to really show off this space. To the far left of the landing is a stunning sitting room with tall ceilings to the eaves and generous proportion. The exposed brick work, A frames, interesting rectangular oak framed windows exposing the magnificent gardens, wood-burner centre piece with slate hearth and oak flooring make this room truly delightful. What a lovely space to spend time here with friends or family, or read a good book while watching the sun or shadows track across the grounds beyond. The kitchen/dining/living room at the other end of the landing is equally impressive. The room has been cleverly designed to really show off the raw detail of this beautiful barn. The A frame, stone walling, brick and oak detailed windows and vaulted ceiling are all enhanced by the continuation of oak flooring from the sitting room and touches of contemporary styling as in the choice of panel radiators. The kitchen itself has a range of wall and floor units in a sage green tone with self cleaning oven, oven/microwave, electric induction hob with extractor hood over, contrasting Silestone work tops and integrated dishwasher, bins and fridge/freezer. The sink is set within the island that mixes both oak and Silestone work tops to add texture and warmth to the room and comfortable seating for two diners. Parallel to the island is room for comfortable seating and a dining section currently housing a farmhouse six seater table and chairs. The dining section is equipped with tall pantry cupboards and integrated fridge perfect for those moments of entertainment. Next to the kitchen/dining/living room is a laundry and pantry room. There is a sink with cupboard under, integrated dryer, oak work top, washing machine, tall wine chiller, additional cupboards for storing jams and pickles and the most spectacular views across to mature woodland from the window. Completing this floor is a cloakroom with housing for the boiler.

Garden

The vendors have put much time and investment into the gardens turning a once basic plot of pasture into approximately 0.3 acres of exquisite landscaped gardens. Where do we begin in listing the delights of this much loved and admired garden:
* graveled patio framing the entrance way with paving pathways and areas for bench seating amongst the floral aromas,
* feature steps with raised beds bursting with interesting planting and interspersed with mature trees and shrubs,
* elevated rows of cottage style planting setting the path for ornamental tree lined pathways,
* elevated areas for seating and reflection to admire the ancient woodland views beyond
* ornamental pond
* greenhouses for productive growth
* delicious scattering of fruit trees
* sturdy and attractive fencing and hedging for privacy

As a further benefit and overlooking the gardens is a circa one acre paddock ideal for pet sheep/hens or pony.

Shed & Parking

Timber shed of 136ft squared with double doors, side window ideal for the storage of garden or vehicle equipment.
Small tool shed.
There is parking for two cars to the side of the property and guest parking to the front.

Services

Mains electricity, water and LPG.
Shared Sewage Treatment Plant
Maintenance charges: fifty percent of maintenance and upkeep of STP
25% towards maintenance of track
Tenure: Freehold
Herefordshire Council Tax Band E

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 3 Mbps 0.5 Mbps Good
Superfast 80 Mbps 20 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.org.uk/mobile-coverage-checker>

Location

Located in the popular village of Aymestrey, which has a very well regarded pub called The Riverside as well as St John the Baptist Church. The well serviced village of Wigmore is approximately two miles away and is sought after due to the reputable high school. The historic Wigmore Castle ruins and Wigmore rolls are popular with walkers and are only a short distance away. The bustling market towns of Leominster and Ludlow offering a further array of amenities are located within a short drive away.

What3words

What3words:///upward.exact.alike

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

From Leominster proceed out of the town via Bargates and Barons Cross Road. Follow the road to the right along the B4360 and after approximately 1 mile turn right signposted Kingsland. Follow this road until you get to the junction with the A4110. Turn right and follow the road through to Aymestrey. The property is located on the left hand side just before The Riverside Public House.



