



The Hutch, Newtown with 4.5 acres, HR6 8QD
Price £795,000

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The Hutch

Newtown with 4.5 acres

A fabulous opportunity to acquire a three bedroom, detached cottage (with the opportunity to separate and create a one bedroom annexe) located in the hamlet of Newtown, just a short drive from the popular market town of Leominster. The property boasts a private position, attractively landscaped cottage gardens, countryside views, parking for several cars, 4.5 acre grounds with outbuildings and equestrian facilities. Viewing is highly recommended to fully appreciate the property and all it has to offer.

- DETACHED TWO BEDROOM COTTAGE
- ATTACHED ONE BEDROOM ANNEXE
- HAMLET LOCATION
- COUNTRYSIDE VIEWS
- 4.5 ACRES
- OUTBUILDING
- THREE STABLES
- MENAGE
- GENEROUS PRIVATE GARDENS
- SOLAR PANELS

Material Information

Price £795,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: C (73)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

This detached cottage with annexe facilities, 4.5 acres of flat grazing land, large barns, three stables and manege is situated within the hamlet of Newtown, a short drive from Leominster. It has accommodation comprising; two hallway entrances, laundry room, WC, kitchen/dining room, living room, garden room, two double bedrooms, family bathroom and a one bedroom annexe with bathroom, kitchen, sitting room and bedroom.

Property Description

Entry is into a light drenched entrance hall enjoying glass roof panels and large glass doorways. There is ample room here for the dispersal of coats, boots and hats or wet attire after working in the fields. Very handy is the close proximity of a laundry room with sink and plumbing for a washing machine and a cloakroom for washing those green fingers without having to trail mud through the house. To the left of the entrance hall is a large kitchen diner boasting triple aspect windows overlooking the surrounding gardens and paddocks. There is a range of wall and floor cupboards here with Neff double oven, Lamona induction hob and built in fridge and dishwasher. Adjoining the kitchen is a hallway with stairs to the first floor and under stair storage. This could be used as a guest entrance away from the sight of those muddy wellies and wet pets. Off this internal hallway is a generously sized and sunny sitting room with Clearview Wood-burner and adjoining sun room perfect for relaxing whilst submerged in the heart of the surrounding cottage gardens. Double doors spill out onto a private patio area for al fresco dining. The sun room is currently set up for dining and lounging whether ready for that early morning coffee, lunch in the sun or evening tipple enjoying the circulating Summer breeze in comfort.

On the first floor are two double bedrooms, a family bathroom and a generous sized landing currently set up with a desk. The master bedroom overlooks the paddocks belonging to the property and benefits from having fitted wardrobes and room for additional bedroom furniture. The second bedroom overlooks the garden and fields beyond framing mature foliage, trees and swathes of vibrant color, a rural feast for the eye. The well equipped family bathroom benefits from having a large window for additional light and ventilation, stand alone bath, separate shower cubicle and basin and toilet with purpose built vanity housing. The property is set up as main residence with attached annexe. To the right of the entrance hallway where the tour started is a connecting door to the annexe. On the right as you enter is a bathroom with bath and shower over. There is a kitchen area with a selection of wall and floor units with electric oven and fridge and a window looking out to the grounds. From here stairs can be accessed to a loft space with velux windows. This could be used as a bedroom or office for those required to work from home or hobby space. Just off the kitchen is a dual aspect room with wood burning stove currently used as a sitting room but could easily be used as a ground floor bedroom.

Garden & Parking

The cottage sits neatly within the centre point of its grounds. There is plenty of driveway parking marked by pergola framing to the one side of the cottage. The gardens wrap privately around the remainder of the property having been attractively landscaped and offering several demarcated areas of interest: cottage style planting in aged stone framed borders, gravelled pathways leading to swinging seats, dovecotes and pergola archways. There are also tiered areas with mature planting creating depth, height and pops of colour to the grounds and the icing on the cake: a stone edged pond attracting wildlife to be admired from the patio area nearby. For those seeking productivity and having green fingers there is a well established vegetable patch with two greenhouses.

Land & Outbuildings

The Hutch has circa 4.5 acres of flat grazing land that is well fenced and lends itself to equestrian use. There is a menage with post and rail fencing, three stables and a large outbuilding with areas for the possible storage of hay or the penning of livestock.

Services

Herefordshire Council Tax Band F
Tenure: Freehold
Mains water and electricity connected to the property.
Septic Tank Drainage.
Solar panels to main house at 4KW capacity and owned outright. The vendor receives money back from a feeding tariff.

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	29 Mbps	3 Mbps	Good
Superfast	--Not available	--Not available	Unlikely
Ultrafast	1000 Mbps	1000 Mbps	Good

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

Outdoor Mobile Coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely
5G is predicted to be available around your location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.
Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Limited Limited
O2 Limited Limited
Vodafone Limited Limited
5G is predicted to be available around your location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.
Source: Ofcom Mobile Checker

Agent's Note

At the far western point of the property's land is a footpath. We are advised by the owner that it is only occasionally used.

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.

Location

Newtown is a Hamlet in Leominster, Herefordshire. Nearby is the village of Ivington which has a primary school and the popular market town of Leominster. Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 14 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

What3words

What3words:///troubles.goal.tissue

DIRECTIONS

Head out of Leominster town on Ryeland's Road towards Ivington. Travel on this road for approximately 1km, you will see a house sign for Highfield as you enter Newtown and The Hutch is the second property from here on the right hand side.
What3words:///troubles.goal.tissue



