



The Haven, 71, High Street, Leintwardine, SY7 0LQ
Price £400,000

The Haven, 71 High Street Leintwardine

Welcome to The Haven – a fantastic opportunity to own a detached home in the heart of the highly sought-after village of Leintwardine. This charming 3/4 bedroom dormer bungalow sits proudly within a generous plot, Located on the high street, nestled into it's spacious front and rear gardens, offering both privacy and a wonderful sense of space. With parking for five vehicles and three versatile reception rooms, this home provides flexibility for family living. Inside, the property presents an exciting opportunity to make your mark. While it could benefit from some modernisation and upgrading, it offers the perfect blank canvas to continue to be a truly wonderful home tailored to your style and vision. Ideally located within easy walking distance of local village amenities, The Haven combines peaceful surroundings with everyday convenience.

- A Property Offered For Sale With NO ONWARD CHAIN
- A Delightful Dormer Bungalow Set In The Sought-After Village Of Leintwardine
- 3-4 Bedrooms
- An Opportunity For Modernisation and Improvements
- A Generous Size Plot
- Front And Rear Gardens
- Parking Available For Five Vehicles

Material Information

Price £400,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: E (50)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	50 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

Located in the delightful, countryside village of Leintwardine. This three/four bedroom dormer bungalow offers versatility and potential. With its four spacious reception rooms, generous sized front and rear gardens as well as ample parking available for up to 5 vehicles. The property offers a downstairs double bedroom and a downstairs shower room allowing flexibility for any perspective purchaser. This is certainly not a property to miss out on.

The accommodation includes: Living room, dining room, converted garage and conservatory, Kitchen, downstairs bedroom and shower room. Upstairs, 2 double bedrooms and a further shower room.

Property Description

The front door opens into a welcoming entrance hall. To the left, a door leads into the living room, featuring sliding doors that open onto the rear garden, as well as a charming bay window overlooking the front of the property.

The next door from the hallway provides access to the kitchen, which flows seamlessly into the conservatory, offering further access to the rear garden. The kitchen is fitted with wooden floor and wall cabinets, a gas hob, and a stainless steel sink.

Continuing along the hallway, you will find the recently refurbished shower room, thoughtfully designed to allow for easier access. Opposite is the first bedroom, complete with fitted wardrobes and a large window overlooking the rear garden.

Further along, a door leads into the dining room, which in turn opens into an additional reception room, formerly the garage, offering flexible living space.

Stairs rise to the first floor, where a bright and spacious landing provides versatile space that could be utilised as a study, office area, or reading nook. To the right is another double bedroom, featuring a Velux window that fills the room with natural light, along with ample eaves storage.

Across the landing is the principal bedroom, which benefits from built-in wardrobes, a modern en-suite shower room, and dual-aspect dormer windows overlooking both the front and rear of the property.

Externally, the property also includes a small outside utility area, along with additional usable upper-level storage space located behind the main bedroom.

Gardens And Parking

The property is set within a generously sized plot, featuring well-maintained lawns to the front. To the rear, there is a charming, characterful garden with a "fairy garden" feel, which, while currently in need of some maintenance, offers significant potential to be restored to its former beauty. The garden includes hidden pathways, a small pond, and a dedicated area housing a greenhouse, along with a separate garden shed.

Services

We understand the property has mains electric, mains water and mains drainage. The property has LPG gas fired central heating.

Anti-Money Laundering Regulations

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

Please use the what3words app and quote [///bronzer.condense.tailing](#) which will take you the entrance driveway of the property



