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The Little House, 10 Watling Street, Leintwardine, SY7 0LW  
Offers In The Region Of £350,000





# The Little House, 10 Watling Street Leintwardine

Welcome to The Little House, a picture-perfect period cottage set along the historic Watling Street in the popular village of Leintwardine, on the Herefordshire/Shropshire border. This beautifully maintained home is steeped in character, offering the perfect blend of traditional charm and modern comforts.

With a peaceful setting just moments from the heart of the village, this property offers an exceptional lifestyle opportunity, whether you're looking to downsize, relocate to the countryside, or invest in a holiday let in one of the region's most scenic areas.

## FEATURES

- Delightful 2-Bedroom Cottage
- Highly Sought-After Village Setting
- Beautifully Presented Throughout
- Original Period Features
- Private Rear Garden with Patio Area
- Ideal as a Full-Time Residence, Weekend Retreat, or Holiday Let
- Village Amenities, Countryside and River Walks Nearby

## Material Information

**Offers In The Region Of** £350,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** B

**EPC:** E (41)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



## Introduction

The Little House is a charming two-bedroom period cottage sitting in the heart of the picturesque village of Leintwardine. Beautifully presented throughout, the property blends traditional character with modern comforts, offering cosy and stylish living spaces, a delightful private garden, and a peaceful yet convenient setting close to local amenities and countryside walks

## Property Description

The front door opens into a welcoming and cosy living room, full of character and warmth. Exposed beams, a traditional fireplace with a wood-burning stove, and a front-aspect window with a deep sill all contribute to its inviting atmosphere, perfect for relaxing evenings in with a dining area forming part of this open-plan ground floor arrangement.

To the rear of the property is a well-appointed kitchen, this space features attractive cabinetry, granite countertops, and ample room for appliances. A rear stable-door leads directly out to the courtyard garden, making it ideal for indoor-outdoor living during the warmer months. Currently used as a study, a further reception room adjacent to the kitchen could be re-purposed into a dining / breakfast room.

Upstairs, the main bedroom is a generous double room with a traditional-style window offering views over Watling Street. It's a light and comfortable space with plenty of room for storage. The second bedroom is a versatile room, ideal as a guest room, nursery, or home office, depending on your needs.

Beautifully finished and full of natural light, the shower room offers a stylish and practical space with contemporary fittings throughout. It features a large glass-enclosed walk-in shower with neutral-toned tiling, a modern vanity unit with inset basin and storage beneath, and a low-level W.C. A rooflight window floods the room with daylight, creating a bright and airy ambiance.

## Location

Leintwardine is a vibrant and historic village offering a range of local amenities including two excellent pubs (one with riverside gardens), fuel station with village shop, café, church, and thriving community hall. It is surrounded by stunning countryside and located close to Offa's Dyke Path, The River Teme, and Mortimer Forest.

Transport links include nearby Craven Arms railway station (approx. 10 mins' drive) offering direct services to Shrewsbury, Hereford and beyond. The historic towns of Ludlow and Knighton are also within easy reach.

## Outside

The cottage benefits from a private rear courtyard, well-kept and enclosed with stone walls, ideal for entertaining or relaxing. The stone patio provides the perfect spot for alfresco dining, with space for table and chairs, pots, planters and perhaps a kitchen garden. Follow a path to a beautifully landscaped and well-established rear garden, offering a tranquil retreat full of charm and colour. Mature trees and flowering shrubs provide natural privacy and year-round interest, while gravel pathways meander through vibrant borders and lead to a timber garden shed, perfect for storage or hobbies.

A sunny seating area with space for a bistro set offers an ideal spot for morning coffee or evening relaxation, surrounded by lush greenery and seasonal blooms. With its peaceful ambience and thoughtfully planted layout, this garden is a true extension of the home and a delight for both gardeners and those who simply love to unwind outdoors.

## Services

We understand mains electricity, water and drainage are connected to the property with electric heating.

## Flood Risk

Rivers and the sea: Very low.

## Tenure

We understand the property is Freehold.



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## Local Authority

Herefordshire Council

Council Tax Band: B

## Broadband Speeds

Estimated broadband speeds: - Basic 19 Mbps | Superfast 80 Mbps | Ultrafast 900 Mbps

We understand Airband is available.

## Agents 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 Inc. VAT per purchaser, in order for us to carry out our due diligence.

## Viewing Arrangements

To fully appreciate the charm of The Little House, arrange a viewing appointment through Cobb Amos - Ludlow Office.

Tel: 01584 874 450 Email: ludlow@cobbamos.com



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## DIRECTIONS

We recommend using What3Words, navigate to: - [///storybook.presuming.wider](https://www.what3words.com/#!/storybook.presuming.wider)



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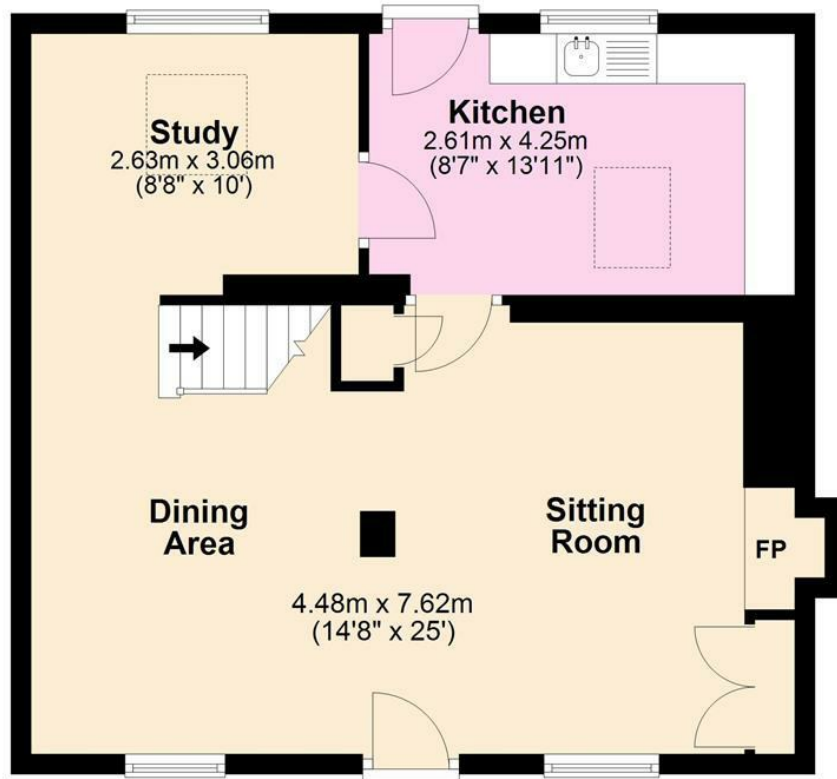






## Ground Floor

Approx. 54.3 sq. metres (584.5 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.5 sq. feet)



*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.*



# COBB AMOS

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