



The Coach House, Watling Street, Leintwardine, SY7 0LW  
Offers In The Region Of £550,000

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# The Coach House, Watling Street Leintwardine

A striking, three-bedroom period property retaining much of its timeless character. Beautifully blending traditional character with modern comfort, the Coach House is set within the picturesque village of Leintwardine.

This end of terraced Coach House offers generous and versatile living spaces across two floors, a reverse living open-plan arrangement makes it perfect for families, or those seeking a stylish retreat in the countryside.

## FEATURES

- 3 Bedroom End-Terraced Property
- Beautifully Presented, Immense Charm and Character Throughout
- Desirable Village Location
- Spacious Reverse Living Arrangement
- Open-Plan Lounge / Kitchen / Diner
- 3 Generous Bedrooms
- Bathroom and Shower Room
- Private Landscaped Rear Garden
- Integral Garage
- Viewing Highly Recommended

### Material Information

**Offers In The Region Of** £550,000

**Tenure:** Freehold

**Local Authority:** Shropshire Council

**Council Tax:** C

**EPC:** (null)

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

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## Introduction

The Coach House is a superbly proportioned, character-rich home in the heart of Leintwardine. With its blend of modern living and period detail it stands as a compelling opportunity.

## Property Description

Step through the front door into a home full of warmth and character. Upstairs, thoughtfully arranged living areas provide the perfect balance between open-plan comfort and cosy charm. The living room is ideal for relaxing or entertaining, with a wood burning stove being a focal point of the room, while the open-plan modern kitchen / dining room offers ample space for family meals and everyday living. A double bedroom and house bathroom completes the first floor. Original architectural features including exposed stone walls and traditional style windows remain, adding a timeless quality to this inviting home.

Downstairs, two further well-sized bedrooms provide flexible accommodation for guests, children, or home working. Each room shares access to a modern shower room with a suite in white comprising, pedestal wash basin, shower with glazed enclosure and low-flush W.C. A useful utility room on the ground floor provides cabinet storage, granite work surface inset Belfast sink with planned space and plumbing for washing machine. Several cupboards offer further storage, and house the boiler and water cylinder. Doors provide access to the garage and rear garden.

## Location

Leintwardine is one of North Herefordshire's most sought-after villages, known for its thriving

community, riverside setting, lush countryside walks and well-served local amenities. These include a Fish & Chip shop, fuel station with village store, two highly regarded pubs, primary school and village hall.

Convenient access to the A49, with Ludlow, Craven Arms, and Shrewsbury within easy reach.

## Outside

The garden at The Coach House is a beautifully landscaped haven, offering both tranquillity and charm in equal measure. Thoughtfully arranged to make the most of the space, it features a blend of manicured lawn, gravelled seating areas, and lush, well-established borders bursting with colour.

A newly fitted timber deck leads to a generous patio area, perfect for al fresco dining or entertaining, while the surrounding flowerbeds provide year-round interest with vibrant roses, flowering shrubs, and mature greenery. The garden enjoys a high degree of privacy thanks to dense hedging and mature trees along the boundary, creating a secluded feel ideal for relaxing or hosting in peace.

Practical touches such as a low-height timber garden shed offer useful storage, while the stone pathway gently guides you through this peaceful and inviting outdoor space.

## Services

We understand mains water, electricity and drainage are connected to the property with oil-fired central heating.

## Flood Risk

Rivers and the sea: Very low.

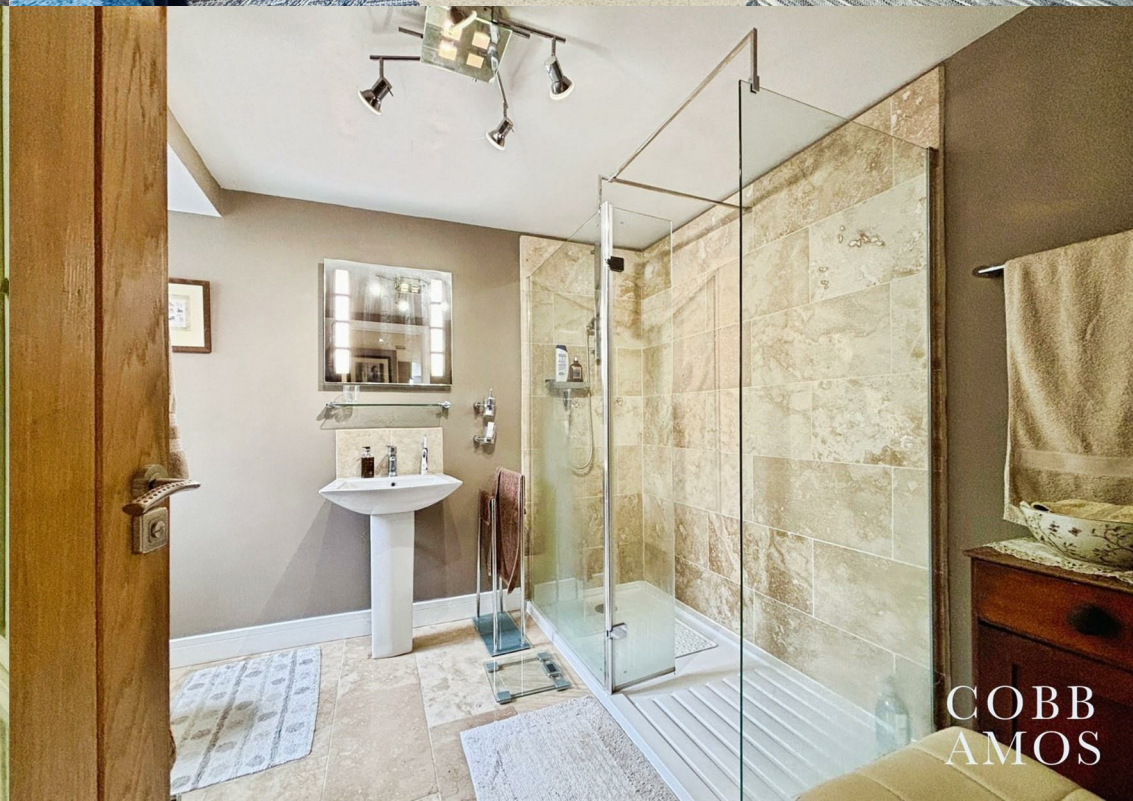


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## Broadband Speeds

Airband is available - Avg. download speed: 270Mbps | Avg. upload speed: 280Mbps

## Local Authority

Herefordshire Council

Council Tax Band: C

## Tenure

We understand the property is Freehold.

## 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 space, charm, and lifestyle this exceptional Coach House delivers, arrange a viewing appointment through Cobb Amos - Ludlow Office.

Tel: 01584 874 450 Email: [ludlow@cobbamos.com](mailto:ludlow@cobbamos.com)

## DIRECTIONS

We recommend using What3Words, navigate to: - [///genius.attaching.politics](https://www.what3words.com////genius.attaching.politics)







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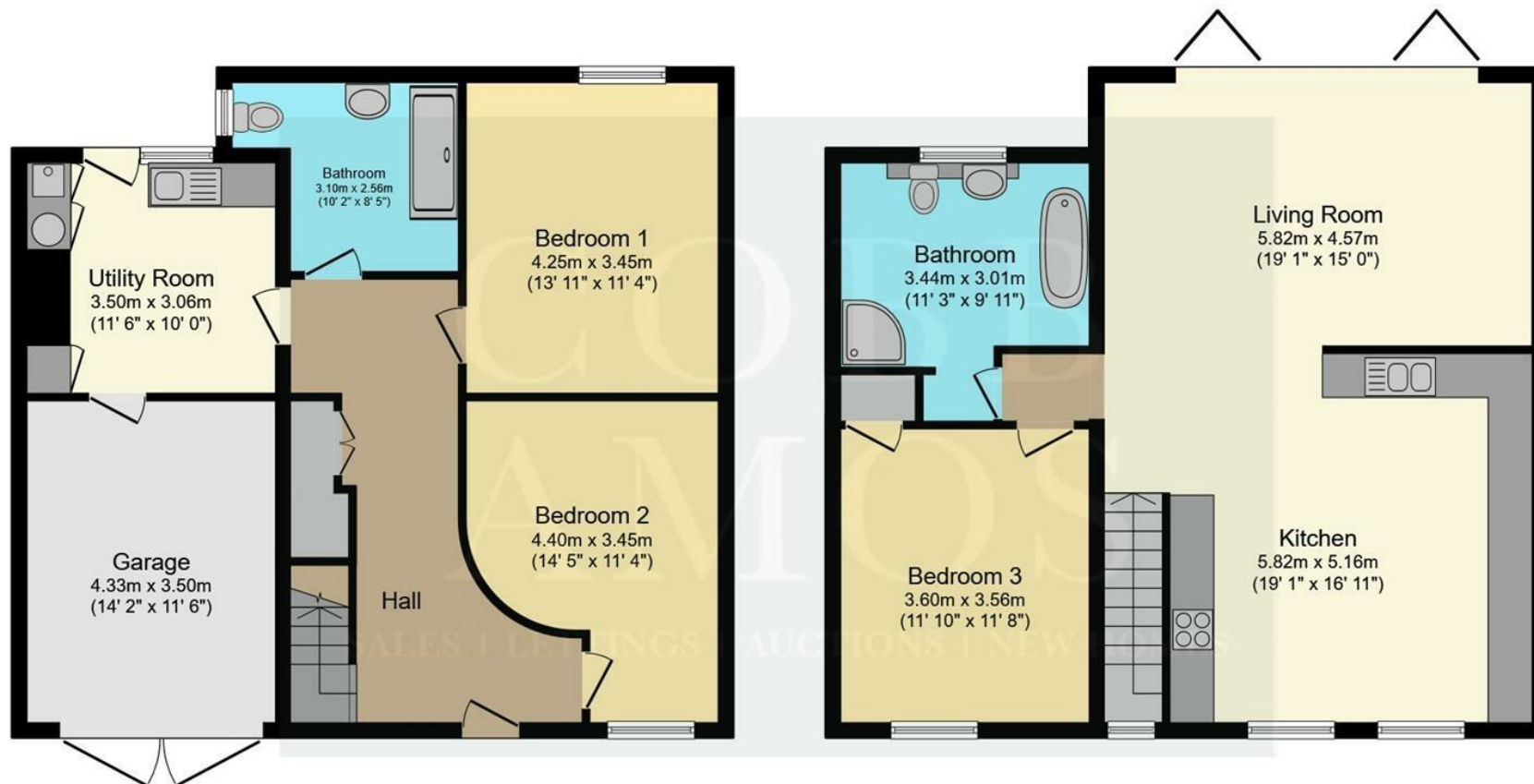


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**Ground Floor**  
Floor area 79.6 sq.m. (857 sq.ft.)

**First Floor**  
Floor area 78.7 sq.m. (847 sq.ft.)

**Total floor area: 158.3 sq.m. (1,704 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

*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.*



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