



Old Post Office Cottage, Lingen, SY7 0DY
Price £400,000

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Old Post Office Cottage, Lingen

Welcome to Old Post Office Cottage - a beautifully restored and thoughtfully modernised rural retreat sitting in the heart of Lingen, a charming village surrounded by the rolling countryside of Shropshire and Herefordshire. Combining timeless character features with contemporary finishes, this property offers a unique and inviting lifestyle in a peaceful setting.

Old Post Office Cottage offers the perfect balance of historic charm and modern comforts, making it ideal for families, couples, or those looking for a tranquil countryside residence with access to essential amenities and community activities.

FEATURES

- Charming 4-Bedroom Semi-Detached Home
- Spacious Living Areas
- Generous Farmhouse Kitchen / Breakfast Room
- Accommodation Over Three Floors
- 2 Bathrooms + 1 En-Suite
- Immaculately Presented Throughout
- Ample Off-Road Parking with Secure Gated Driveway
- Garage with Electric Roller Door
- Lovely Countryside Views
- Viewing Highly Recommended

Material Information

Price £400,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: D (65)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Old Post Office Cottage offers a delightful blend of history and contemporary living, located in the scenic village of Lingen on the Shropshire/Herefordshire border. With its charming period features, beautifully curated interiors, and serene countryside surroundings, this home offers a unique lifestyle for those seeking a perfect rural escape.

Property Description

The ground floor features a warm and inviting sitting room with exposed brick fireplace with inset wood-burning stove, dual aspect windows overlook the front and side views and bring in an abundance of natural light, with French doors leading out to the front terrace. The modern farmhouse kitchen is a stylish, well-equipped space with integrated appliances, shaker style cabinetry, and ample wooden countertop space. The focal point of this room is a traditional Aga inset to an exposed brick wall with fireplace surround. This thoughtfully designed kitchen offers ample space for dining room table and chairs, a contemporary shower room to the corner of the kitchen has a suite in white comprising corner wash hand basin, double shower enclosure and W.C. A newly constructed reception porch is an ideal boot room, complete with a dog shower and wash basin.

Stairs ascend from the sitting room to the first floor, three double bedrooms provide comfortable accommodations, complemented by a contemporary styled bathroom featuring a W.C., bath with rainfall shower head over, mixer tap and bi-fold shower screen. A vanity unit with feature round white countertop basin compliments the design of this room. Enjoy tranquil views over the surrounding countryside from the first floor bedrooms. Take the stairs from the landing to the second floor and a spacious fourth double bedroom. Ceiling windows bring in natural light and a stylish en-suite with elegant suite comprising a W.C., bath with traditional telephone style handset fitting, and elegant tiling.

Outside & Grounds

Recently landscaped gardens at the front and sider provide a peaceful oasis for alfresco dining, gardening, or simply enjoying the fresh countryside air. The property includes a gravelled driveway with parking for multiple vehicles, a single garage with electrically operated roller door, and well-maintained front terrace with stylish fencing ideal for relaxation and outdoor activities. The new electrically operated entrance gate to the driveway offers security and convenience with key code access.

Location

Lingen is a close-knit community celebrated for its natural beauty and tranquil lifestyle. The village offers essential amenities, including a village hall hosting various social groups and events throughout the year, and The Royal George, a traditional pub serving the community. The surrounding area is renowned for outdoor pursuits, with scenic countryside perfect for walking and cycling. Nearby towns such as Presteigne and Knighton provide additional amenities, including shops, restaurants, and cultural attractions.

Services

We understand the property has oil-fired central heating, mains water, private drainage and mains electricity connected. Wood burning stove to sitting room, windows are double glazed.

Broadband Speeds

Estimated Broadband Speeds - Superfast 80 Mbps | Ultrafast 1000 Mbps

Flood Risk

Rivers and the sea: No Risk.

Local Authority

Herefordshire Council

Council Tax: Band D

Tenure

We understand the property is Freehold.



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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

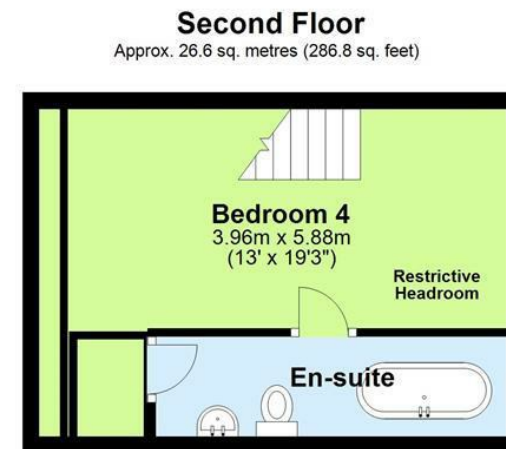
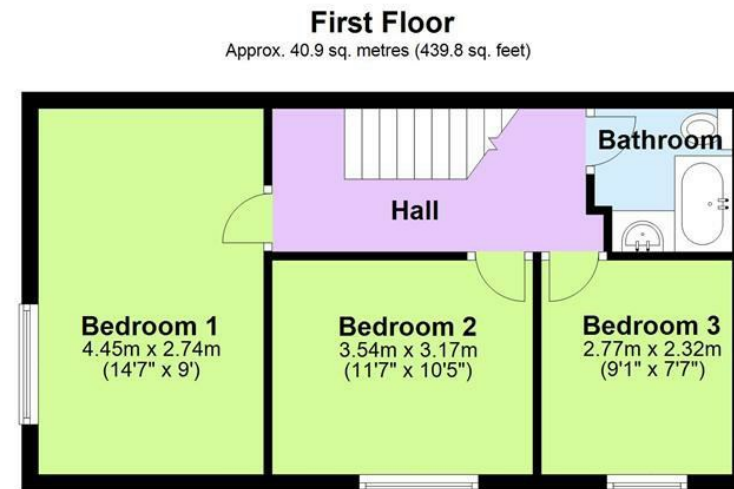
This rare gem in the heart of the Herefordshire / Shropshire border countryside offers an unbeatable opportunity to live your dream rural lifestyle. Don't miss out on this exceptional property, please contact us for further details or to arrange a viewing. Cobb Amos, Ludlow: - Tel: 01584 874 450 Email: ludlow@cobbamos.com

DIRECTIONS

We recommend using What3Words, navigate to: - ///replace.exhaled.masterpiece







Total area: approx. 131.2 sq. metres (1411.8 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

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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