

COBB
AMOS



Ash Lea, Steensbridge, Leominster, Herefordshire, HR6 0RS

Guide price
£250,000

**** FOR SALE BY PUBLIC AUCTION ON THURSDAY 22ND JUNE AT LUCTONIANS RUGBY CLUB ****

A charming detached three bedroom property surrounded by countryside views with gas heating sitting in approximately 1.5 acres of land with a large detached barn. The property has an Agricultural Occupancy Condition (AOC) where one of the people living in the property must be employed in or retired from Agriculture, Forestry or Horticulture. If you require further clarification or wish to



Introduction

Located in the North East Herefordshire with fantastic views across the surrounding countryside. This lovely three bedroom house offers accommodation of entrance hall, living room, dining room, kitchen, downstairs shower room with separate cloakroom, rear porch, three bedrooms and a family bathroom. This property also benefits from double glazing, 1.5 acres of land, outbuildings and ample parking.

Property description

The front entrance is approached by a pretty patterned double glazed door into a light entrance hall. There is a useful under stairs cupboard for storage, good for muddy boots and coats but currently being used to house the tumble dryer. The living room is a large bright room with triple aspect windows including French doors which flood the room with light, the doors lead onto the rear garden. There is a gas fire place. The dining room which again is a great size with a gas fire place and double aspect windows including a large square bay window with views of the pretty front garden and side garden including the paddock and surrounding countryside. The kitchen has wooden wall and base units, space for a cooker, fridge freezer and plumbing for a washing machine. Above the stainless steel sink is a large window with views over the rear garden. A door from the kitchen leads to the rear garden and two additional rooms. One of which is a downstairs shower room with electric shower and corner sink, the second room a high flush toilet and sink.

Stairs rise to the first floor balcony landing which is light and airy with a large window and an airing cupboard. Bedroom one is a very large double with double aspect windows and views of the surrounding countryside. There are useful base units and a sink. Bedroom two is a double with a sink and double aspect views. Bedroom three is of good size with a built in wardrobe. The bathroom has a three coloured piece suite and frosted glass.

Outbuildings

29'6" x 18'4" (9m x 5.6m)

Within the grounds is a large detached barn with double entrance to front and rear with power and light.

Grounds and parking

The property sits in approximately 1.5 acres of land with a lawn garden with established trees, shrubs and flowerbeds. Ample parking is available on the driveway.

Occupancy restriction

The property was built back in the 1960's with an Agricultural Occupancy Condition, otherwise known as an agricultural tie. This requires that the occupier is employed in or retired from agriculture, forestry and horticulture. Please contact the agent to check if you comply with this restriction.

Services

Mains electricity, water and gas are connected to the property. Private drainage
Council Tax Band F.

Location

Located in the small hamlet of Steensbridge, approximately three miles west of the market town of Leominster and within easy driving distance of the market town of Bromyard and the Cathedral city of Hereford. All of which have a good range of shopping, educational and recreational amenities.

Method of Sale

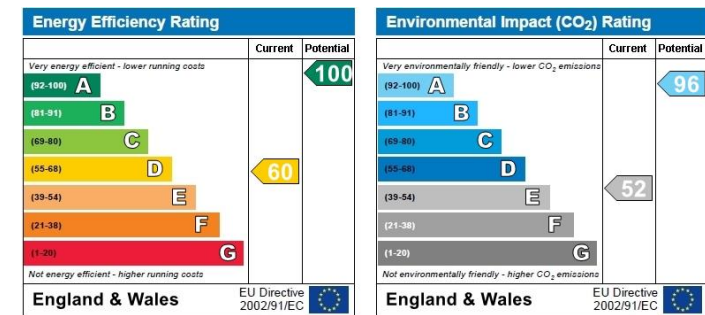
The property will be sold by auction on Thursday 22nd June at 6pm sharp at Luctonians Sports & Social Club in Kingsland. The successful bidder will be required to sign the contract and place a 10% deposit down on the evening with completion and the balance paid 28 days later.

Auction pack & solicitors

The auction pack will be available for inspection online or at the solicitor's office at least 7 days before the auction.

Miss Rebecca Mainwaring; Lloyds Cooper LLP, 28 South Street, Leominster, HR6 8JB - Tel: 01568 613236; e-mail: becci.mainwaring@lloydscooper.co.uk.

Energy Performance Graphs



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR)
We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.
MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale

COBB
AMOS

Guide price
£250,000

Ash Lea
Steensbridge
Leominster
Herefordshire
HR6 0RS

Summary

- Detached house
- Three bedrooms
- Large detached barn
- 1.5 acres of land
- Countryside views
- FOR SALE BY AUCTION

Call Leominster 01568 610310

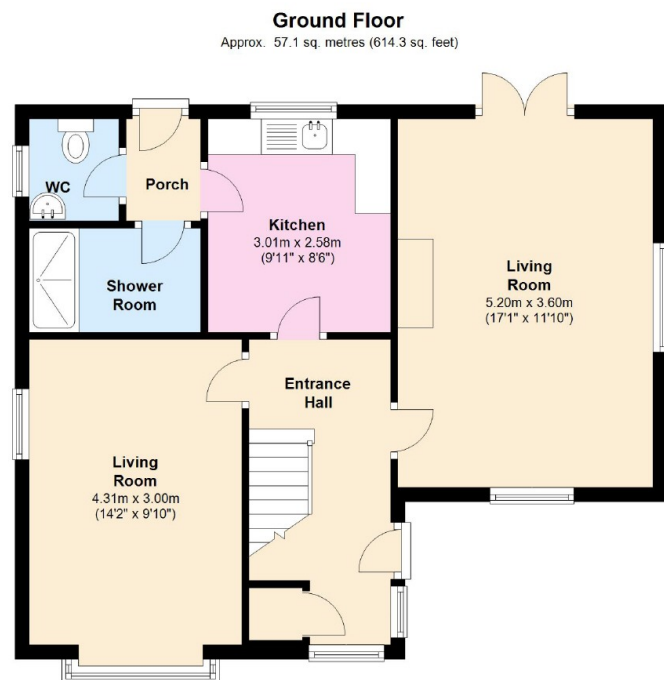
Hereford Office : 01432 266007
14 King Street Hereford HR4 9BW

Knighton Office : 01547 529907
22 Broad Street Knighton LD7 1BL

Leominster Office : 01568 610310
2 Broad Street Leominster HR6 8BS

Ludlow Office : 01584 874 450
5 High Street Ludlow SY8 1BS
cobbamos.com

info@cobbamos.com



Total area: approx. 114.4 sq. metres (1231.3 sq. feet)