



COBB
AMOS

Sparrowhill, Steensbridge, Leominster, Herefordshire, HR6 0LS

Guide price
£400,000

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

A rare opportunity to purchase and renovate a rural retreat boasting a large five bedroom residence with numerous outbuildings, including stable block and 2.5 acres of formal gardens, grounds and paddocks. This really is a property with oodles of potential not to be missed!

**** BLOCK VIEWINGS -
PLEASE CALL 01568
610310 TO BOOK
YOUR SPACE ****



Introduction

Properties like this don't come up often, with this one being in our vendor's ownership for nearly 50 years, it really is many house hunter's dream. Having once been two properties, it is now a large five bedroom detached house sitting in approximately 2.5 acres with outbuildings, paddocks and no neighbours in sight. The accommodation more formally comprises: entrance hall, kitchen, dining room, living room, cloakroom, large utility, five bedrooms and family bathroom with a sympathetic renovation making this a perfect family home.

Property description

As you walk through the door you are greeted by a large hallway with ample space and staircase to the first floor. The hallway leads to the principle rooms. The living room is a light and spacious bright room with two sets of doors leading to the garden and a window. There is a large stone fireplace and an inset woodburner. The dining room is again a good size with views and access through to the garden and benefits from a feature fireplace with inset woodburner. The kitchen has wall and base units, a large stainless steel sink, there is space for fridge freezer. This room has double aspect windows. There is a downstairs cloakroom with two piece suite. There is access from outside to a large utility with two doors and a built in sink. There is space and plumbing for a washing machine and could have access from inside.

An impressive wooden staircase rises to a gallery landing where there are a number of built in cupboards. Bedroom one is an especially good size double running the width of the house with dual aspect and a striking ceiling rose. Bedroom two and three are doubles with views of the garden, bedroom three benefits from built in wardrobes. Bedrooms four and five are also double sized rooms and again have those lovely garden views. The bathroom has a coloured three piece suite.

Grounds, Parking and Outbuildings

The home is approached by a large driveway leading to ample parking and a turning circle. A stone built garage measuring 3.91m x 6.10m is located which would be ideal for conversion (subject to planning). There is a workshop area measuring 4.49 x 4.40 behind the garage which has light and power. To the front of the property is a large patio area which overlooks formal gardens. The garden is primarily laid to lawn which the vendors use for a game of croquet but has previously been a tennis court. With mature trees, pretty

flowers and established shrubs this is a beautiful well maintained garden. Walking through the formal gardens you arrive at the stable block. The three stables and a tack room which has light and power, a hay store, an open shed and a lean to and an additional workshop measuring 3.21 x 6.98. Both paddocks are enclosed and are flat.

Services

Mains electricity, private water (borehole) and private drainage are connected to the property. Back boiler that heats the hot water and radiators.

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.

Directions

From Hereford, proceed north on the A49 towards Leominster. At the Cadbury's roundabout proceed straight ahead onto the Ring Road. At the next roundabout take the third exit onto the A44 Worcester Road. Head through Stretford and continue to Steensbridge where the track to the property can be found on the left hand side immediately before "Humber Close" on the right hand side, continue to the end of the lane where the property can be found in front of you.

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.

Mr David Nowell: Mortimers, 41 Widemarsh Street, Hereford, HR4 9BX

Tel: 01432 355572 Email: david.nowell@mortimers-solicitors.co.uk

Energy Performance Graphs

Awaiting Energy Performance Certificate



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

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Herefordshire
HR6 0LS

Summary

- Detached house
- Five double bedrooms
- Stable block, outbuildings
- 2.5 acres of land
- Rural location
- FOR SALE BY AUCTION

Call Leominster 01568 610310

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

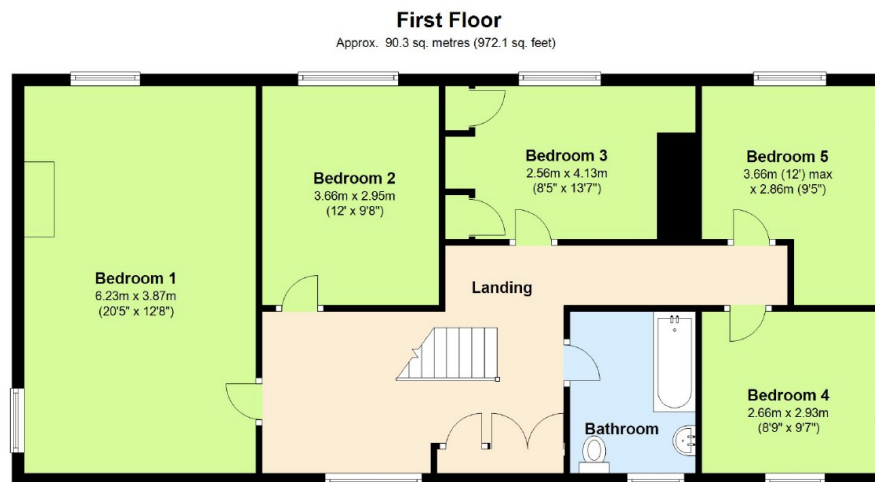
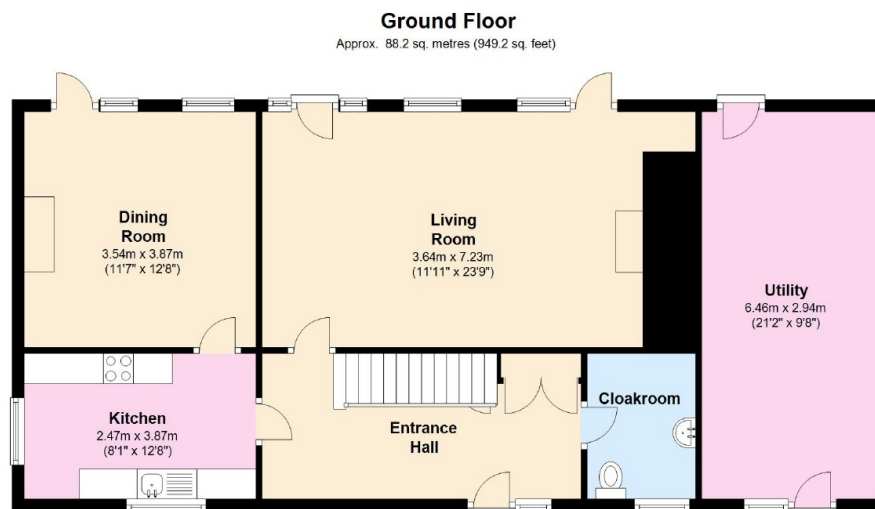
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2 Broad Street Leominster HR6 8BS

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

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Total area: approx. 178.5 sq. metres (1921.3 sq. feet)