



Hillside Cottage , Aymestrey, Leominster, Herefordshire HR6 9SX

Elevated Detached Cottage with Lovely Views, Extensive Gardens & Grounds Asking Price £320,000



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Aymestrey
Leominster
Herefordshire
HR6 9SX
Asking Price £320,000**

LOCATION

Hillside Cottage is located on the edge of the popular village of Aymestrey which has a very well regarded pub called The Riverside, village hall, as well as St. John The Baptist Church. The village of Wigmore is approximately 3 miles to the north, which has a community shop and highly regarded primary and secondary school. A more comprehensive range of facilities can be found in the market town of Leominster approximately 7 miles distance, with the ever popular South Shropshire historic town of Ludlow also readily available.

BRIEF DESCRIPTION

As per the property name, Hillside Cottage is set in a delightful elevated position, taking advantage of the lovely rural views to the front. The property is approached from the patio area to the front via a double-glazed front door opening to a good sized reception porch/boot room, with further door leading through to the inner hallway where there is a useful cloaks/storage cupboard. Glazed double doors then lead through to the dining room with double-glazed window to the front elevation and staircase leading up to the first floor accommodation. The room then leads through attractive timber framing to the lovely living room with upvc double-glazed double doors and matching panels to the side, opening out to the patio and taking advantage of the lovely views. Forming a central feature to the room is the inglenook style brick fireplace with inset woodburning stove with solid wooden mantel above. Also leading off the inner hallway is the kitchen which offers a range of matching base and wall units with wooden rolled edge work surfaces to the base units, with inset sink, 4-ring electric hob with extractor hood above and separate electric oven and grill below. There is planned space for both fridge and freezer with double-glazed window to the front elevation. Also on the ground floor is a useful utility lobby with space and plumbing for washing machine and door leading through to the downstairs shower room.

The first floor accommodation is accessed from the staircase from the dining room to the first floor landing where there are latched doors to bedroom 1 a good sized double bedroom with double-glazed window to the front taking advantage of the views and benefiting from en-suite cloakroom/w.c. Bedroom 2 also provides space for a double bed and has a large double-glazed window to the front elevation, a range of fitted mirror-fronted wardrobes which also houses the hot water cylinder and also benefits from its own en-suite cloakroom/w.c.

Outside, the property is set in the most attractive and well-maintained gardens and grounds which extend to approximately one third of an acre and is approached via a gravelled gated driveway providing ample off-road parking, which in turn leads to the detached garage. The garage measures 19'7" x 11'4" (5.97m x 3.46m) with high ceiling and high wooden double

- Situated on the Fringe of the North Herefordshire Village of Aymestrey in an Elevated Position Surrounded by Delightful Rolling Countryside
- A Charming Detached Character Cottage Offering Well-Presented 2 Bedroomed Accommodation Including Living Room, Dining Room, Kitchen and Ground Floor Shower Room
- All Set in the Most Attractive and Extensive Gardens and Grounds of Approximately 1/3rd of an Acre With the Benefit of Gated Driveway Parking and Detached Garage/Workshop with Additional Timber-Framed Garden Sheds

doors. There is a personal door to the side, power and lighting, windows to both side elevations and concrete hardstanding floor. There is a gated access to the side of the garage back onto the lane and attractive stonewalling to the one side. Steps then lead up from the driveway to the front elevation where there is a delightful patio area providing a lovely seating area and taking advantage of the southerly aspect. The gardens themselves form a delightful feature to the property and sweep off to the side, with formal floral and shrub beds to the front of the property, with a larger lawned area then leading off to the side which then continues down past an excellent detached shed to the vegetable garden where there is a greenhouse, further detached timber-framed shed and productive vegetable garden, continuing down through lawned areas to a small orchard with trees within the orchard and garden to include cherries, plums, damsons, eating and cooking apples.

SERVICES

Mains Electricity and Water. Drainage to be Confirmed.
Oil Fired Centrally Heated
Telephone (Subject to B.T. Regulations).

OUTGOINGS

Council Tax Band : D

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

DIRECTIONS

On approaching Aymestrey from Mortimers Cross turn immediately left opposite the village hall and follow this lane up where the property is the first on your left hand side.

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



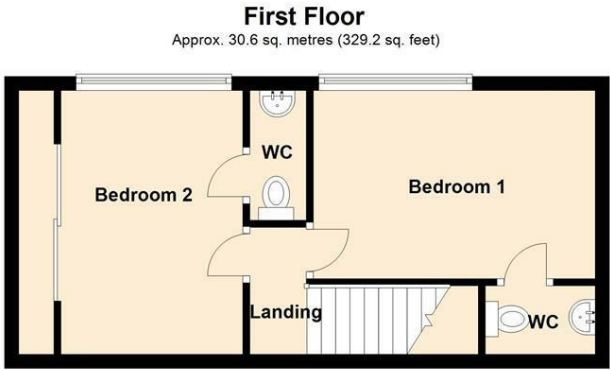
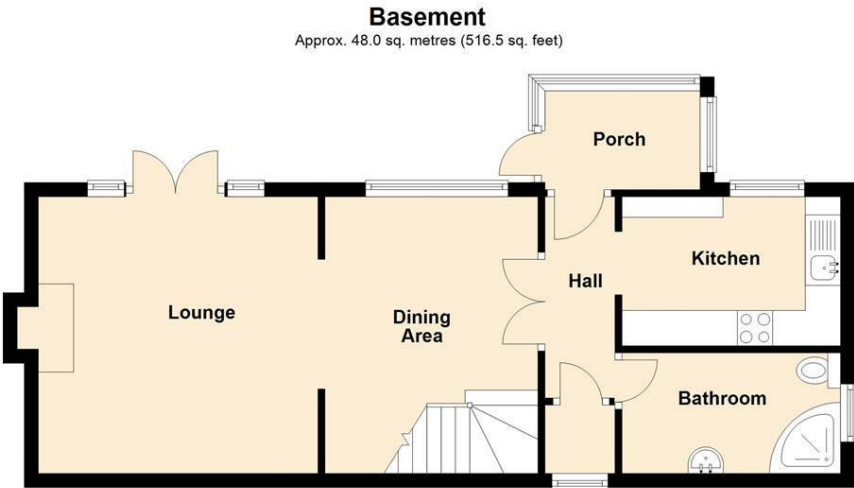




ROOM MEASUREMENTS

GROUND FLOOR
 KITCHEN - 9'1 x 5'11 (2.77m x 1.80m)
 LIVING ROOM/DINING ROOM - 24'1 x 12'2 (7.34m x 3.71m)
 SHOWER ROOM - 6'7 x 5'8 (2.00m x 1.73m)
 FIRST FLOOR
 BEDROOM 1 - 13'1 x 8'10 (3.99m x 2.70m)
 BEDROOM 2 - 12'3 x 8'5 (3.74m x 2.56m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
Current	Potential	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		100 42	Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions	
England & Wales		England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		



Total area: approx. 78.6 sq. metres (845.7 sq. feet)

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.