



The Oaks , Shobdon, Leominster, Herefordshire HR6 9NP

Detached 3 Bed Country Home In Rural Location

Asking Price £365,000



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Shobdon
Leominster
Herefordshire
HR6 9NP
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LOCATION

The Oaks is located in a quiet rural location along a no through road close to the north Herefordshire village of Shobdon. The village itself is well serviced with an excellent Village Store/Post Office and Primary School, The Batemans Arms Pub and Restaurant, Church and thriving local community. The market town of Leominster is close to hand offering a range of Supermarkets, Traditional High Street Shops, Secondary Schooling and good transport links including Railway Station. The Border Towns of Kington and Presteigne are also easily accessible with the larger Cathedral City of Hereford a little further to the south, which offers a more comprehensive range of amenities.

BRIEF DESCRIPTION

From the driveway a double glazed front door open to a spacious enclosed Porch with double glazed windows to the front elevation, ceiling light and further glazed inset door with matching glazed panel to the side open to the good sized Reception Hallway with ceiling light, panelled radiator, single power point, telephone point, under stairs cupboard and a further inner hallway. Doors lead of to the Family Living Room with double glazed windows to front and side elevations, ceiling light, panelled radiator, power points and forming a central feature to the room is a brick fireplace with inset stove with wooden mantel above. A separate Reception Room off the Hallway provides a formal Dining Room or alternatively further living space/study or even a fourth bedroom if required and has a double glazed window to the front elevation, ceiling light, panelled radiator and power points fitted. The Kitchen/Breakfast Room offers a range of matching base and wall units with work surfaces to the base units, inset sink, tiled splash backs and electric hob with extractor hood above and separate electric oven and grill below. There is planned space for fridge/freezer, space for breakfast table, double glazed window to side and rear elevations, panelled radiator, ceiling light and power points fitted. There is a separate Utility Room off the inner hallway with space and plumbing for washing machine, work surface with inset sink and cupboard below, power points, ceiling lighting and double glazed window to the rear. A door from the Utility Room leads to a large rear Boot Room providing further utility space with additional cupboard storage, double glazed door leading out to the rear garden, panelled radiator and housed in here is the Gas Fired Central Heating Boiler. Off the Boot Room is a Shower Room with enclosed shower cubical with electric shower over, ceiling light and heated towel rail. There is also a cloakroom W/C off the inner hallway.

A staircase from the Reception Hallway leads up to the spacious First Floor Landing with double glazed window to the side elevation, ceiling light, loft access and door to storage cupboard. Further doors lead off to Bedroom 1 which benefits from

- Detached Country Residence Set In Pleasant Rural Location, Close To The North Herefordshire Village Of Shobdon
- Offering Centrally Heated, Spacious 3 Bedroomed Accommodation To Include 2 Reception Rooms & Kitchen/Breakfast Room
- Set In Pleasant Mature Gardens With Ample Driveway Parking
- Being Sold With No Onward Chain & Vacant Possession

double glazed windows to the front and side elevations, ceiling light, panelled radiator and power points fitted. Bedroom 2 is also a double bedroom with dual aspect, ceiling light, panelled radiator and power points fitted. Bedroom 3 is located to the front of the house with double glazed window, ceiling light, panelled radiator and power points fitted. The modern Family Bathroom comprises a suite to include panelled bath, low flush W/C, hand wash basin, electric shaver point, towel radiator and double glazed window to the rear.

OUTSIDE

The property is set in a pleasant rural location along a no through road, with hard standing parking to the front and side elevations. The garden are set to the side and rear elevations and are of a good size being principally laid to lawn with a range of mature shrubs and trees, large timber framed garden shed and separate kennels to the rear.

AGENTS NOTES

Additional adjoining land could be available by separate negotiation through the agent.

SERVICES

Mains Electricity. Private Water Supply, Private Drainage and LPG (Gas)
Gas Fired Centrally Heated

OUTGOINGS

Council Tax Band: C

LOCAL AUTHORITY

The Herefordshire Council - 01432 260 000

VIEWNIGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

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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.





DIRECTIONS

On entering Shobdon from Leominster, proceed into the centre of the village and turn left immediately after the shop, sign posted Kington and Pembridge. Proceed along this road out of the village for three quarters of a mile and turn immediately right after the duck pond, opposite the entrance to Milton. Follow this track past the farm buildings and continue along the lane where the property can be found on your right.

ROOM MEASUREMENTS

GROUND FLOOR

LIVING ROOM - 15'9 x 11'8 (4.80m x 3.56m)

DINING ROOM - 11'6 x 7'6 (3.51m x 2.29m)

KITCHEN/BREAKFAST - 11'9 x 9'10 (3.58m x 3.00m)

UTILITY - 5'11 x 5'11 (1.80m x 1.80m)

BOOT ROOM - 11'1 x 8'2 (3.38m x 2.49m)

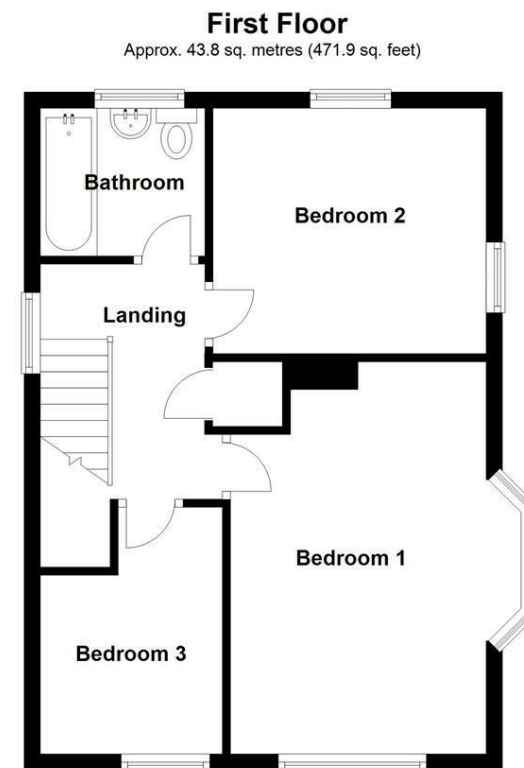
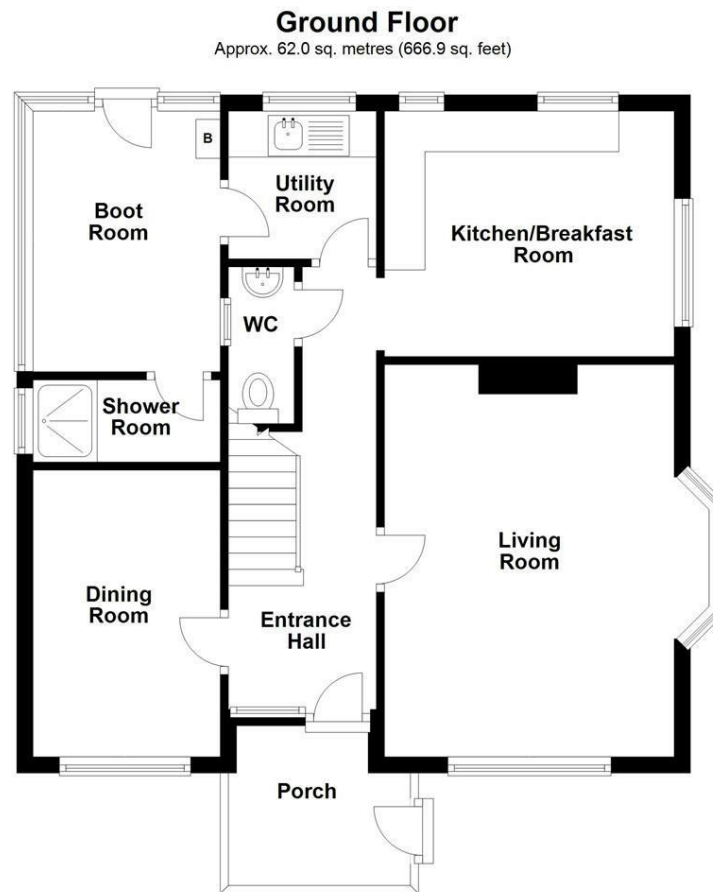
FIRST FLOOR

BEDROOM 1 - 15'11 x 10'1 (4.85m x 3.07m)

BEDROOM 2 - 11'0 x 9'10 (3.35m x 3.00m)

BEDROOM 3 - 7'7 x 7'3 (2.31m x 2.21m)

BATHROOM - 6'8 x 6'0 (2.03m x 1.83m)



Total area: approx. 105.8 sq. metres (1138.8 sq. feet)

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

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