



The Old Smithy,
Uphampton, Shobdon, Leominster, HR6 9PA

Offers in the region of
£725,000

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A unique opportunity to acquire a four double bedroom, one ensuite house plus two bedroom annexe and large commercial space. AN IDEAL HOLIDAY LET/BUSINESS OPPORTUNITY.

- Detached family home
- Four bedroom, one ensuite
- Two bedroom annex
- Large garage/workshop
- Rural location
- Commercial potential

Directions

From Kingsland head towards Mortimers Cross, at the junction take the left hand turn towards Shobdon on the B4362. Take the second right hand turn signposted "Shobdon Church and Arches" towards Easthampton, follow the road for approx 1.5 miles where the property is located on the left hand side.



Total area approx. 490.3 sq. metres (5,238 sq. feet)

Introduction

Located in the peaceful hamlet of Uphampton is this extended four bedroom family home with two bedroom annex and sitting in an acre of grounds which wrap around the property. The main property comprises: living room, family room, kitchen, dining room, four double bedrooms, one ensuite, family bathroom, hallway leading to the Annex which comprises: kitchen, shower room, living room, two bedrooms, bathroom, workshop, garage and office, inner hallway leading to additional office, wc, workshop, store room and large workshop/garage. VIEWING IS A MUST TO APPRECIATE THE ACCOMODATION ON OFFER.

Property description

The front door opens into the light and airy entrance hall with neutral decoration which continues throughout this well proportioned family home and where there is space for furniture, access to the primary rooms and stairs which rise to the first floor. The living room has triple aspect windows including French doors which flood the room with natural light and lead to the patio but the real focal point is a feature brick fireplace with wooden mantle, tile hearth and inset wood burning stove. The family room has french doors to the rear garden, this room would make a great formal dining area, study or downstairs bedroom. The kitchen is fitted with ample wall and base units with an electric eye level oven and separate hob, space and plumbing for a dishwasher and fridge freezer, resin sink and two windows to the front. An archway leads to the dining room with window to the rear and space for dining furniture. A door leads to an internal hall where there is a walk in pantry and which carries through to the two bedroom annex, garage, workshops and large barn.

Stairs rise to the first floor landing where the light and neutral decoration continues. Bedroom one is a double with window to the front and benefits from double wardrobe space and ensuite with three piece suite. Bedroom two, three and four are all doubles with built in wardrobes. The family bathroom is fitted with a four piece suite including separate shower cubicle.

Annex

The self contained annex has access through from the main house as well as its own side door access from the rear. The kitchen is fitted with matching wall and base units with electric hob space and plumbing for a washing machine and dishwasher. The shower room is fitted with a three piece suite and is a full wet room. Stairs rise to the first floor landing which provides space for furniture and access into the living room and a door to the second bedroom. The living room has vaulted ceiling, dual aspect windows and a door to the double bedroom which also benefits from dual aspect windows. From the landing is a door to bedroom two which with built in wardrobes, this room would also make a great study.

Workshop/Barn

The hall leads to a wc where there is an inner hall to a utility, workshop, store room and the large stone barn. The utility provides ample room for white goods with space and plumbing for a washing machine and tumble dryer. A door opens to the workshop/store room with stairs which rise to an additional area for storage, a great potential to transform into a holiday let (subject to planning). A door leads to the large barn which was previously a mechanics workshop, with high ceilings, exposed timbers, a high roller door suitable for a heavy vehicle to access and two single garage entrances. There are airline pumps and a double post mechanics ramp and mains gas is also connected to the barn.

Gardens and parking

The driveway has been recently laid to decorative stone which carries through the front and to the rear of the property. The front is mainly laid to lawn with established shrubs, flowers, plants and trees and parking for several cars. To the rear the lawn continues as do the flowers trees and shrubs and a pretty pond. From the living room the French doors open onto a patio area extending which is a great place to sit and enjoy Summer dining and the peace and quiet the property offers.

Services

Mains electricity and gas are connected. Private drainage. Bore hole water.

Council tax band E

Location

The property is located in the hamlet of Uphampton on the edge of the well serviced village of Shobdon, situated in north Herefordshire surrounded by delightful rural views.

This village retains a sense of community and life, boasting a wealth of local amenities including a well stocked village shop, post office, public house, church and primary school. Shobdon lies approximately 8 miles from the market town of Leominster where additional shopping and recreational facilities can be found.

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