



Demesne,  
Almeley With Annex, HR3 6LQ

Offers in excess of  
£650,000

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# Demesne,

## Almeley With Annex HR3 6LQ

This substantial detached property features an annex making this ready to move into home ideal for multi-generational living in particular. With open fields to the rear, Demesne occupies a tucked away spot in this attractive and peaceful village. Offering circa 3000 square feet of living accommodation. Viewing essential.

### Directions

From Leominster, approach Almeley until Village Hall is in view. Bear right with Village Hall on the Left, and proceed uphill with cricket Green on left. Take the lane on the right and then turn left. Demesne is located at the top of this lane, just off to the left.





Introduction

Demesne offers an abundance of living space in a tucked away location in the popular village of Almeley in North-West Herefordshire. Particularly suitable for those buyers seeking ready to move into multi-generational living in a quiet location, this highly attractive property benefits from rural views to the rear, driveway parking and manageable and low maintenance gardens. Only appreciated during an internal inspection, Demesne is sure not to disappoint.

Property Description

MAIN HOUSE

Entry into a large hallway with a large Lounge off to the left with french doors leading to the rear garden with farmland beyond. Off the Lounge is the Fitted Kitchen offering a range of eye and base level units, larder cupboards and integrated appliances. There is rear Porch come Utility Room which has an exterior door leading again to the garden. Also off the hallway is the Dining Room which leads both to the Sun Lounge and into the annex. There is also a downstairs Shower Room. To the first floor, there are four Bedrooms, with the main Bedroom benefitting from a large and well-appointed Wet Room. There is also an attractive Family Bathroom which is fitted with a four piece suite.

THE ANNEX

With it's own entrance through french doors at the front of the property, entry is gained into a large Kitchen/Diner, fitted with modern units, cupboards and built-in appliances. Off the Kitchen at the rear of the property is the cosy Lounge area, with views across farmland at the rear and sliding doors leading to the rear garden. Also on the ground floor of the annex, there is a useful Utility Room. Accessed via a staircase off the Kitchen is a good size Bedroom with rural views and an en suite Shower Room.

Garden

The garden at the rear is small and low maintenance with a super aspect across open farmland. To the front there is an attractive garden with pretty borders and patio area.

Driveway & Parking

The property is accessed through wooden gates onto a tarmacadam driveway for approximately four cars.

Location

The desirable rural village of Almeley offers a thriving community, centred around the village pub, community hall, village green and primary school. The nearby market town of Kington is situated approximately 5.5 miles away provides an extensive range of shopping, essential amenities including both primary and secondary schooling. Leominster is 12 miles, Hereford city and Hay-on-Wye are located approximately 14 miles away and the latter is popular locally and nationally with a wealth of book shops and arts / literary festivals.

Services

Oil heating, mains electricity and water. Private drainage.

Council Tax Band D currently £2041.16 per annum

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