



The Bramley, 2 Mission Hut Mews  
Holme Marsh, Lyonshall, HR5 3JS

Offers over  
£480,000

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# The Bramley, 2

## Mission Hut Mews

Holme Marsh  
Lyonshall

Cobb Amos are delighted to offer for sale this brand new, four bedroom detached home built by award winning developer, Harper Group Construction Ltd. The property boasts well appointed, high specification accommodation with quality fixtures and fittings, located on an exclusive cul de sac of just eight properties in the rural hamlet of Holme Marsh near the sought after village of Lyonshall, Herefordshire.

- Available now
- Sought after village location
- High specification
- Exclusive development
- Four double bedrooms
- Double garage, electric door

### Directions

From Leominster proceed on the A44/A4112 towards Brecon. After approximately 10 miles, turn right onto the A480, signposted Lyonshall. Proceed on this road for approximately 3 ½ miles where upon entering the small Hamlet of Holme Marsh. You will see the development on the left hand side of the road as indicated by the Agents sale board.



## Introduction

"The Bramley" is a well-appointed detached house built to a high specification, ideal for modern family living, within this exclusive development of just eight properties. Built by local developer, Harper Group Construction Ltd and eagerly anticipated, the properties sit on a larger than average plot, with far reaching open views of countryside to the rear. Plot 4 has a particularly wide rear garden, a generous paved driveway to a double garage with remote control access.

## Within your home

This ideal family home is approached via a paved pathway from the large driveway, the entrance hall has doorways off to all principle rooms, the cloakroom and under stairs store. The luxury carpeted living room has bi-fold doors overlooking the rear garden and window to the side. The useful study overlooks the front garden. The open plan kitchen/dining/family room is a superb room fitted with Karndean flooring laid in a Herringbone pattern, measuring just over 8 metres in length, with bi-fold doors opening onto the substantial patio; creating a great space for entertaining. The kitchen is fitted with a contemporary range of shaker style furniture in slate grey with contrasting Quartz work surfaces over. There is a double tall unit housing the AEG oven, integrated AEG combination microwave and AEG warming drawer; there is also an AEG 5 ring induction hob. Further appliances include, integrated dishwasher, fridge freezer and stainless steel touch control extractor fan. The utility room houses the LPG boiler, with space for washing machine and tumble drier and further undermount sink. From the utility there is also side access to the driveway.

To the first floor are four double bedrooms. The main bedroom benefits from a fitted wardrobe and ensuite shower room. The family bathroom is fitted with contemporary tiling and a four-piece suite, to include large shower cubicle; there is also a useful airing cupboard with shelving on the landing.

## The area

Holme Marsh is a small hamlet located near the sought after village of Lyonshall offering a church, village hall, children's playground and garden centre, surrounded by countryside which is ideal for walking and outdoor activities. Situated less than three miles from the well served town of Kington, which offers an abundance of shops, sport and leisure facilities, schooling, doctors surgery and transport links. It is approximately 17 miles to Hereford and 12 miles to Leominster.

## Services

The property has LPG gas heating with ground floor underfloor heating, the first floor has radiators.

The property has mains water, drainage and electricity.

Council Tax Band TBA

Freehold

## Agents note

Please note that the internal photographs currently used reflect the Show Home, The Pippin, Plot 3. The layout and fixtures and fittings will differ between each property.

Double garage dimensions, 5.64 metres wide, 5.2 metres deep.

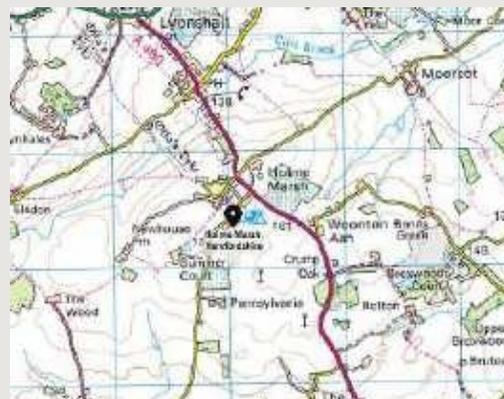
The floor plan shown is for Plot 4; Plot 2 is a mirror image of Plot 4

## Do you have a property to sell or rent?

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed\*

\* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

# Awaiting Energy Performance Certificate





**Total area: approx. 138.5 sq. metres (1490.6 sq. feet)**

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.