



The Old Toll House,
Mortimers Cross, HR6 9PD

Offers in the region of
£250,000

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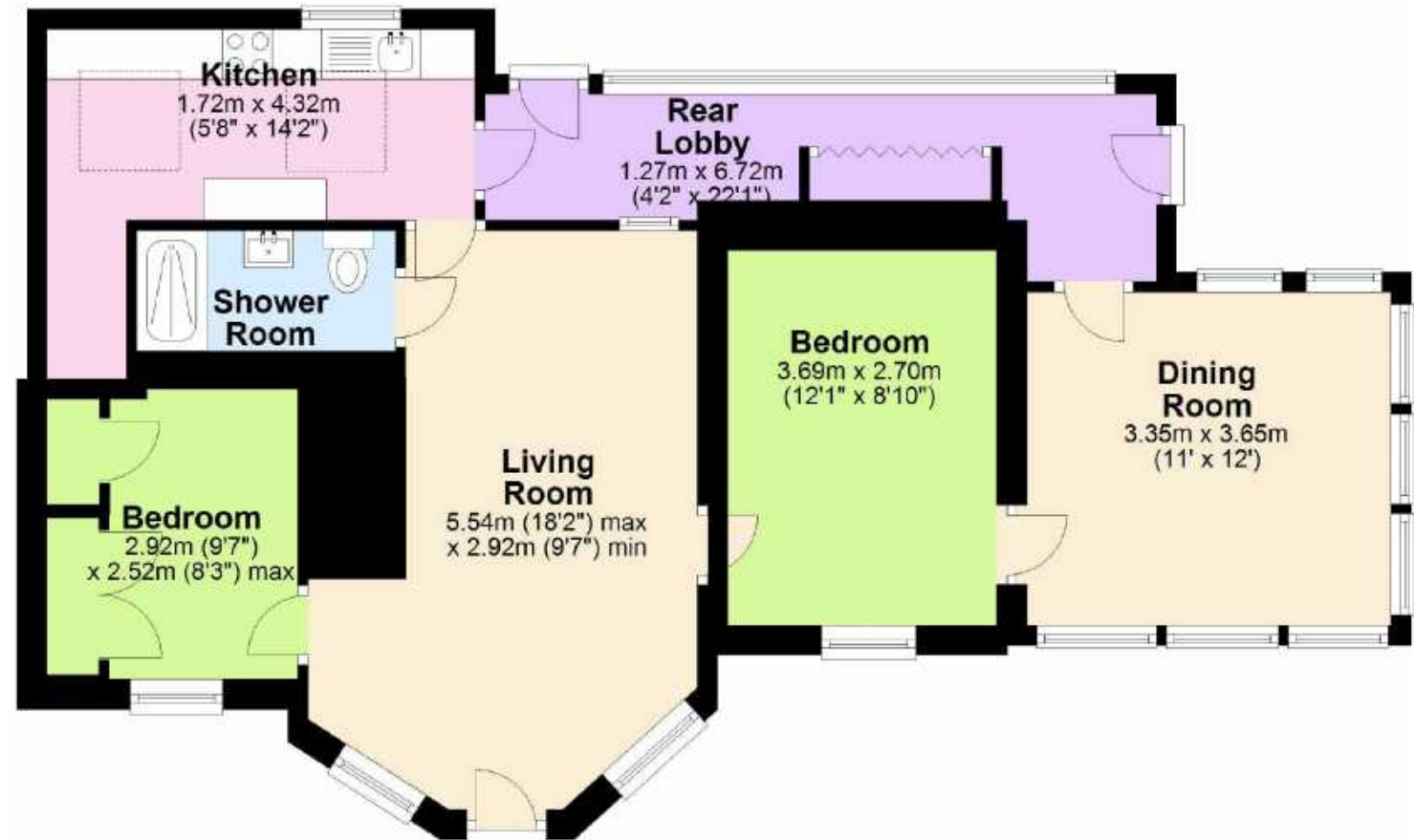
This unique piece of historic Herefordshire real estate, located at Mortimers Cross, is a wonderful example of a stone built Grade II listed Toll House dating back to 1827 and more recently improved and extended by the current owners. With many character features, modern kitchen, shower room and dining room with benefit of a large garden with impressive Workshop and open fronted barn as well as a garage/store. VIEWING HIGHLY RECOMMENDED.

- Detached Toll House
- Two bedrooms
- Grade II Listed
- Garage and workshop
- Oil heating
- Wrap around garden

Directions

Exit Leominster west via Bargates, signed A44, continuing onto Barons Cross Road. At the first fork, bear right and continue along turning right signed Kingsland. Bear left at the corner signed Wigmore, then at the T-Junction turn right onto the A4110, continue along this road past the Luctonians Rugby Club. Follow the road for approximately 1 mile and take the following left at Mortimers Cross. Shortly after this turning, the property can be found on the right hand side.

Ground Floor
Approx. 73.4 sq. metres (790.6 sq. feet)



Total area: approx. 73.4 sq. metres (790.6 sq. feet)

Introduction

Located in the hamlet of Mortimers Cross is this two bedroom former toll house built in 1827. The accommodation comprises; rear lobby, kitchen, dining room, living room, two bedrooms and shower room. The property boasts a wealth of characters and has further benefits to include; oil heating, wrap around garden, garage and workshop.

Property description

The main entrance into the property is accessed from the side, leading into the rear lobby. The room is part of an extension added by the current vendors, providing useful space to store coats and boots and has been finished with high quality tiled flooring and double glazed windows to the side. The first door to the left enters the dining room which is the remaining part of the extension. The dining room has triple aspect, double glazed windows which create a light and spacious feel to the room. Beyond the lobby is the kitchen which has been fitted with matching wall and base units with an integrated hob. There is also tiled flooring, a window to the side, two Velux skylights and space provided for all other utilities. The living room is the most charming part of Old Toll House, retaining many of its character features including two arched windows to the front and a feature fireplace with an integrated wood burner.

Bedroom one is a double room situated off the living room with a window to the front. Bedroom two is a single room with built in wardrobes and an arched window to the front. The shower room has been fitted with a three piece white suite, tiled flooring and heated towel rail.

Gardens and parking

The property enjoys a fully enclosed wrap around garden which is mostly laid to lawn. The garden is an ideal size for any keen gardener and it includes mature trees and shrubbery. The grounds also provide ample parking including space for camper/caravan.

Garage and workshop

One key benefit of Old Toll House is the outbuildings it provides. The garage/store (4.3m x 3.0m) is located to the rear of the garden which also provides useful storage space. Adjacent to this is the workshop (5.5m x 3.2m) which is attached to an open bay carport sizeable to store numerous vehicles. (12m x 5.7m)

Services

Mains water & electricity are connected to the property.

Oil heating.

Private drainage

Council Tax Band A.

Location

Located a short distance from Kingsland, one of the most sought after North Herefordshire villages. There are an excellent range of local amenities including two popular public houses, village owned post-office, OfSTED outstanding primary schooling, village hall, doctor's surgery and church. Kingsland is also in the catchment areas for an outstanding senior school and within easy reach of several leading independent schools. The historic market town of Leominster lies approximately four miles away with an abundance of further amenities including supermarkets, plus a range of national stores as well as good road and rail transport links. Ludlow with its Michelin starred restaurants and daily market is approximately ten miles away.

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Energy Performance Certificate not required on Listed Buildings





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

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