

# OLD ORCHARD

£685,000



**“A great family home amid open fields”**

Shobdon, Herefordshire

Positioned within a cluster of attractive properties, located along a quiet lane on the outskirts of the popular village of Shobdon, Old Orchard is a well-proportioned, five-bedroom family home benefitting from a large garden, extensive workshop, plenty of parking and great views across open fields.

- Large family home
- Extensive workshop
- Backs onto open fields
- Popular village
- Five double bedrooms
- Kitchen diner
- Ample off road parking
- Covered outdoor storage



Set back off the lane and at the rear of a large driveway, this generous, red-brick property is surrounded by ground and garden on all sides and open countryside to the rear, making it beautifully positioned in its environment.

Enter through the front door into an impressive reception hallway, off which all accommodation is linked. The large kitchen diner is situated at the front of the property and is the real heart of the home, allowing family to gather and chat whilst meals are prepared. The kitchen is comprised of attractive, traditional wooden floor and wall cabinets and offers plenty of countertop surface area for food preparation. A large range cooker is neatly built into the corner with an extractor fan above; there is plenty of storage, an integrated dishwasher and the kitchen sink sits below a large window which overlooks the front garden. The space is large enough to accommodate a dining table as well as a sofa. A pair of double, glazed doors access the adjoining sitting room: this large room has a feature real flame-effect fire set within a brick and timber fireplace. Patio doors lead outside and a further door leads back to the central hallway.

A study to the back of the property overlooks the rear garden, and a useful utility room is located to the side - this is just the place for hiding away white goods such as a washing machine and tumble-dryer. A door leads out to the patio and a further door leads through to yet another reception room: currently used as a playroom, this space could be utilised as a craft room or home gym. A cloakroom off the entrance hallway completes the downstairs.

Upstairs, a large L-shaped landing connects all of the rooms and a useful storage cupboard. There are five double bedrooms with views over the front and back gardens of the property and the rear-facing windows enjoying views over the adjoining open countryside. The family bathroom has a corner bath and a separate corner shower cubical, pedestal sink and WC. The master suite sits on the other side off the property and has double aspect windows and an attendant en suite shower room, accessed via a sliding pocket door.

**Outside:** a pair of double gates lead on to the large driveway, which offers plenty of parking. The double garage has two doors for vehicle access as well as a pedestrian side door. A disguised vehicle gate opens to the rear of the property where further hidden and private covered parking or storage is available, as well as an extensive workshop - perfect for a car enthusiast or to be used as a hobby room.





[cont...] The garden is large and surrounds the house with a lawn to the front, side and a with a generous expanse of grass to the rear. The garden backs directly on to open fields where great views can be enjoyed. A further, ornamental area of garden with shrubs and planted raised beds sits directly behind the house, as do two seating area: perfect for sitting out to catch the sun or for family summer barbecues.

**Area:** Shobdon is popular village in north Herefordshire, with a village school and convenience store with Post Office, public house and even a nearby airfield with a café. There is plenty of rambling opportunities and dog-walking from your doorstep, including a lovely stroll to Shobdon Church with its glorious white interior and the neighbouring Shobdon Arches. The market town of Leominster is a short drive away and offers independent shops, supermarkets, public houses, restaurants and antiques shops, for which the town is famous.

### At a glance:

Bedrooms:	5
Tenure:	Freehold
Council Tax Band*:	F
Heating:	Central heating; Gas
Services:	Mains water, gas and electricity; private drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

\* correct as of instruction date | Source: BT



EPC and floor plan available on the website.

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