



# Cobhall Common Cottage

Cobhall Common

Hereford

HR2 9BN



# Cobhall Common Cottage, Cobhall Common, Hereford HR2 9BN

**A delightful, detached period cottage in a tranquil rural setting, with 4 bedrooms, a wealth of exposed internal and external timbers which is full of character and charm, providing well-balanced accommodation, with ample parking, large garage and attractive cottage style gardens.**

Quietly located in the hamlet known as Cobhall Common about 4 miles west of the cathedral city of Hereford and within the larger parish of Allensmore.

Locally, there is Lock's garage which provides fuel, groceries including local produce, off licence, newsagents, fresh fruit and vegetables, ice-cream, plants and flowers, post office services, domestic fuel, animal feed, countryside supplies, car wash and much more. There is also a village hall, a church, public house and in nearby Kingstone there are primary and secondary schools and a doctor's surgery.

The original half-timbered cottage has been substantially extended and is in excellent order, having replacement double glazing and oil central heating.

## Description

### **Canopy Porch**

With door through to the

### **Entrance Hall**

With tiled floor, radiator exposed timbers, central heating, thermostat, staircase to the first floor, window and door to rear.

### **Downstairs Cloakroom**

With WC, wash hand basin, radiator, window and tiled floor.

### **Sitting Room**

With a radiator, 2 windows and exposed ceiling timbers.

### **Lounge/Dining Room**

This room was the original cottage and has exposed ceiling and wall timbers, a recessed open fireplace with stone surround and flagstone hearth, there are 2 radiators, 3 windows and a door to a canopied porch.

### **Kitchen/Breakfast Room**

Fitted with range of oak style base and wall units with work surfaces and tiled splash backs, a 1 1/2 bowl sink unit, built-in electric oven, 4 ring hob, tiled floor, radiator, exposed ceiling timbers, 3 windows and a door into the

### **Boiler Room**

With a tiled floor, oil fired central heating boiler, electric fuse board, window and archway into the

### **Utility Room**

With exposed brick and timber work, wash hand basin with cupboards under, space and plumbing for a washing machine, radiator, window and door to the rear.

### **First Floor Landing**

With 2 windows overlooking the garden, a walk-in airing cupboard with a hot water cylinder and doors to

### **Bedroom 1**

With radiator, 2 windows and door to the **Ensuite Shower Room** with tiled shower cubicle and electric fitment, wash hand basin, WC, extractor fan.

### **Bedroom 2**

With 2 windows, a radiator and a recess ideal for a built-in wardrobe

### **Bedroom 3**

With a range of fitted wardrobes, chest of drawers, radiator and a window.

### **Bedroom 4**

Radiator, access hatch to the roof space and window to the front.

### **Bathroom**

Fitted with a white suite comprising an older style enamel bath with electric shower over, tiled surround and glass screen, wash hand basin, WC, radiator and window.

### **Outside**

The property is accessed via a quiet dead end lane which leads into an in-and-out driveway and parking area and a

### **Large Detached Garage**

With electric, metal up and over door, a side door, windows, light and power.

There are large gardens which are a feature of the property all enclosed by fencing, mainly laid to lawn and stocked with an extensive range of ornamental shrubs and trees. There is a split level patio with an ornamental pump, a summer house, brick store shed, outside lights and the oil storage tank.

### Agent Notes

1. Plans have been prepared for an extension - see agents for further information.
2. The property suffered from water ingress in 2019- see agents for further information.

### Property Service

Mains water and electricity are connected, private drainage and oil fired central heating.

### Outgoings

Council tax band 'F'  
Water rates are payable.

### Directions

What3Words/// uniform.paddocks.cabinets

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm  
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

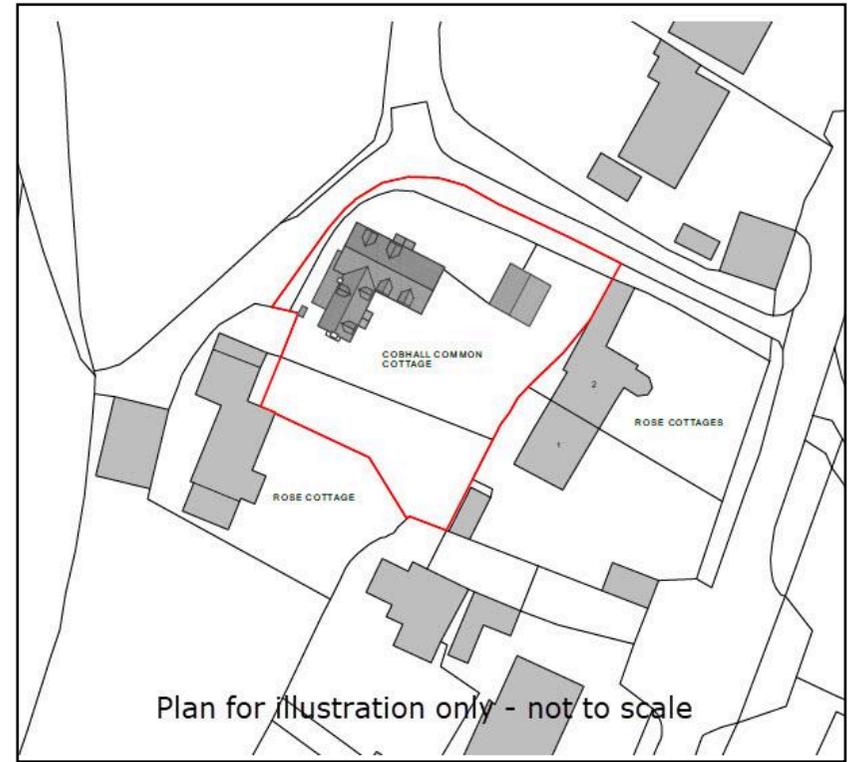
JC001145 March 2026



Total area: approx. 160.2 sq. metres (1724.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		





Plan for illustration only - not to scale

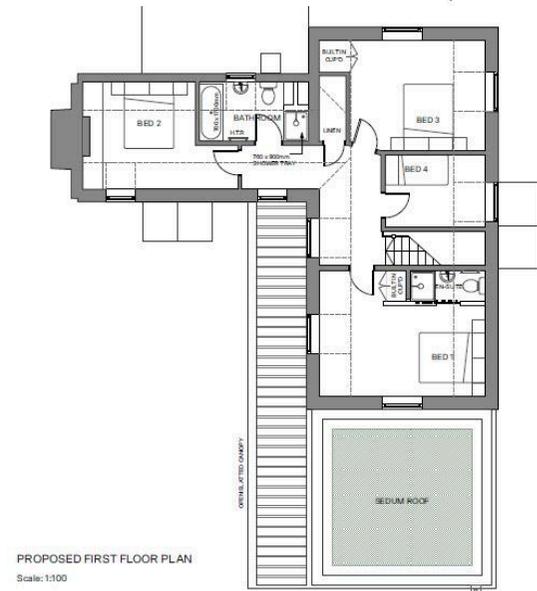
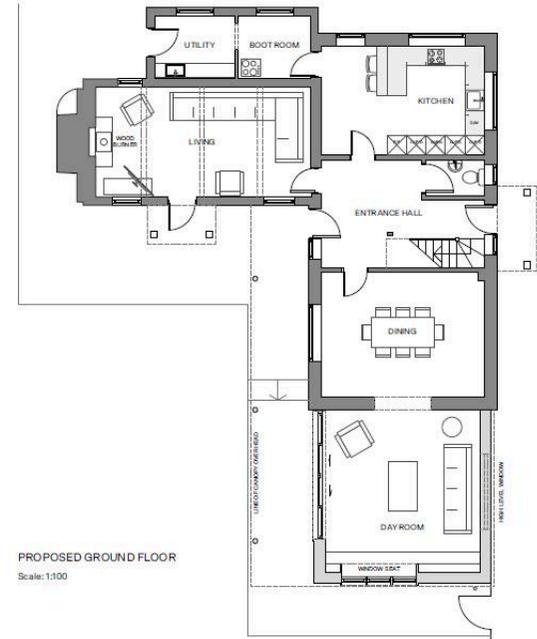




PROPOSED GARDEN VIEW A



PROPOSED GARDEN VIEW B



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