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Cobnash Cottage, Cobnash, Kingsland, HR6 9RA.

Guide Price £775,000 - Freehold

A thoughtfully extended and improved detached character country home with a separate self contained one bedroom cottage set in just under an acre of gardens. On the edge of the sought after village of Kingsland. Viewing is highly recommended.







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Cobnash is a small hamlet on the outskirts of the pretty North Herefordshire village of Kingsland. One of the most popular villages in the area, Kingsland has a thriving local community with a village store/post office, two super pubs, a primary school and doctors surgery. St Michaels and All Angels church overlooks the village green, Luctonian's Rugby Club sits on the edge of the village. The pretty market town of Leominster is just 3.5 miles distant offering an excellent range of facilities, the Cathedral City of Hereford is 16 miles to the south and historic Ludlow is 10 miles away.

Cobnash Cottage is a thoughtfully extended and improved detached character country home with a separate self contained one bedroom cottage set in just under an acre of gardens. Offering spacious and flexible accommodation,

Improved by the current owner it is beautifully presented throughout. Painters Cottage, adjacent to the main house has been successfully run as a holiday let. Solar panels were installed in 2015 and are on a feed-in tariff. The mature gardens enjoy privacy and seclusion and are a haven for wildlife.

The property comprises the following accommodation (measurements are provided for identification only):

Approached over a gravelled driveway there is ample parking and turning space both for the main house and the cottage.

Cobnash Cottage - A pretty oak porch and entrance door opens to the main reception hall, a welcoming space with light oak laminate flooring. Off here is the ground floor shower room appointed with a suite of bowl wash basin inset to vanity unit, wc and a separate shower cubicle. Fully tiled and with wood effect laminate flooring, UPVC double glazed window to the side.

The Inner Hall/second Sitting Room has access to the Reception Rooms. With a beamed ceiling and light oak laminate flooring, a door and staircase rise to the first floor and there is a useful under-stairs storage cupboard.



The main Living Room is a lovely room with light oak laminate flooring, a feature beamed ceiling and open fireplace on stone hearth with wooden mantel. With UPVC double glazed windows to the front and side.



The Dining Room has light oak laminate flooring, a feature beamed ceiling and built in cupboards and fitted shelving. With ample space for table and chairs and UPVC double glazed window to the side.



The Dining Room opens into the Garden Room, a light and airy space with contemporary feel, with light oak laminate flooring, a lantern roof light, full height double glazed windows and bi fold doors opening to the rear terrace. A super room from which to enjoy lovely views over the gardens.

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The Kitchen has been refitted by the current owner and has a range of wall and base units with soft close doors and drawers and quartz work surfaces. Providing ample cupboard, drawer and working space with inset one and half bowl sink unit, space and plumbing for washing machine and a Rangemaster Professional electric range cooker with ceramic hob. With tiled floor, part tiled walls and inset ceiling spotlights. At the end of the kitchen is recessed space for a full height fridge freezer and a cupboard housing the Worcester Bosch gas fired central heating boiler. A door from the kitchen opens to the rear terrace.



The first floor Landing is a spacious area, ideal as second snug or study area with a range of built in storage cupboards. A UPVC double glazed window enjoys views over the gardens.

There are four good sized Bedrooms, one with a built in double wardrobe and all enjoying lovely views. The Bathroom is appointed with a white suite of bath with shower attachment over, wash basin and wc. With wood effect laminate flooring, part tiled walls and cupboard off.

Painters Cottage



This delightful cottage has been successfully run as a holiday let and has gas central heating and UPVC double glazing. An entrance door opens into the Sitting/Dining Room, with wood effect laminate flooring and UPVC double glazed windows to the front and rear. A staircase rises to the first floor.



The kitchen is well appointed with a range of units with inset one and half bowl sink unit, integrated stainless steel electric oven with integrated ceramic hob and stainless steel extractor hood over. Free-standing dishwasher which will be included within the sale. space for a full height fridge freezer. With wood effect laminate flooring, a cupboard housing the controls for the solar panels and wall mounted gas fired central heating boiler. UPVC double glazed window to the side and door opening to side.



Stairs from the Sitting/Dining Room rise to the first floor with a double glazed skylight and access to eaves storage space. There is a spacious Bedroom with two double glazed skylights and a UPVC double glazed window to the side. The Bathroom is appointed with a white suite of corner bath, wash basin, wc and a separate shower cubicle. With chrome heated towel radiator, laminate flooring and UPVC double glazed window to the side.



A separate door from the driveway opens to the Utility Room which has a range of base units, inset stainless steel sink unit, plumbing for washing machine, space for further appliances and a UPVC double glazed window to the front.

Outside - Set in just under an acre the gardens are beautifully landscaped and planted. A natural garden there is a large wildlife pond, a gravelled path leads to extensive lawned areas with a delightful gazebo and various seating areas. There is a large wooden workshop 5.30m x 4.70m with power and light points and at the top of the gardens a large detached double garage 5.80m x 5.20m with power and light points. There is a small orchard with apple, plum, damson and pear trees and a number of large mature trees. The gardens offer privacy and seclusion.



Restrictive Covenants - None that we are aware of.



Mobile & Internet Coverage - Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk The vendor informs us upload speed 9.49mb/s and download 36.47mb/s.

Anti Money Laundering Checks - AML checks will be undertaken for successful buyers and there is a fee of £18 including VAT per person payable.

SERVICES: Mains gas, electricity and water are connected to the property. Drainage to a septic tank.

HEATING: Gas fired central heating to the main house (a new boiler was installed in 2025) and gas central heating to Painters Cottage.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band F

TENURE: We are informed that the property is of freehold Tenure.

DIRECTIONS: From Leominster proceed on the B4529 signposted Eardisland & Kingsland. Proceed along and turn right on to the B4360 signposted Kingsland. Proceed along and you will come into Cobnash, bear left when the road takes a sharp right and the property is located on the left hand side.

VIEWING: By appointment through selling agents – McCartneys LLP: 01584 872153

Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

Details Last Updated: Friday, 24 April 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED NO: OC310186









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Reception Hall – main house



Ground floor shower room – main house



Bedroom – main house



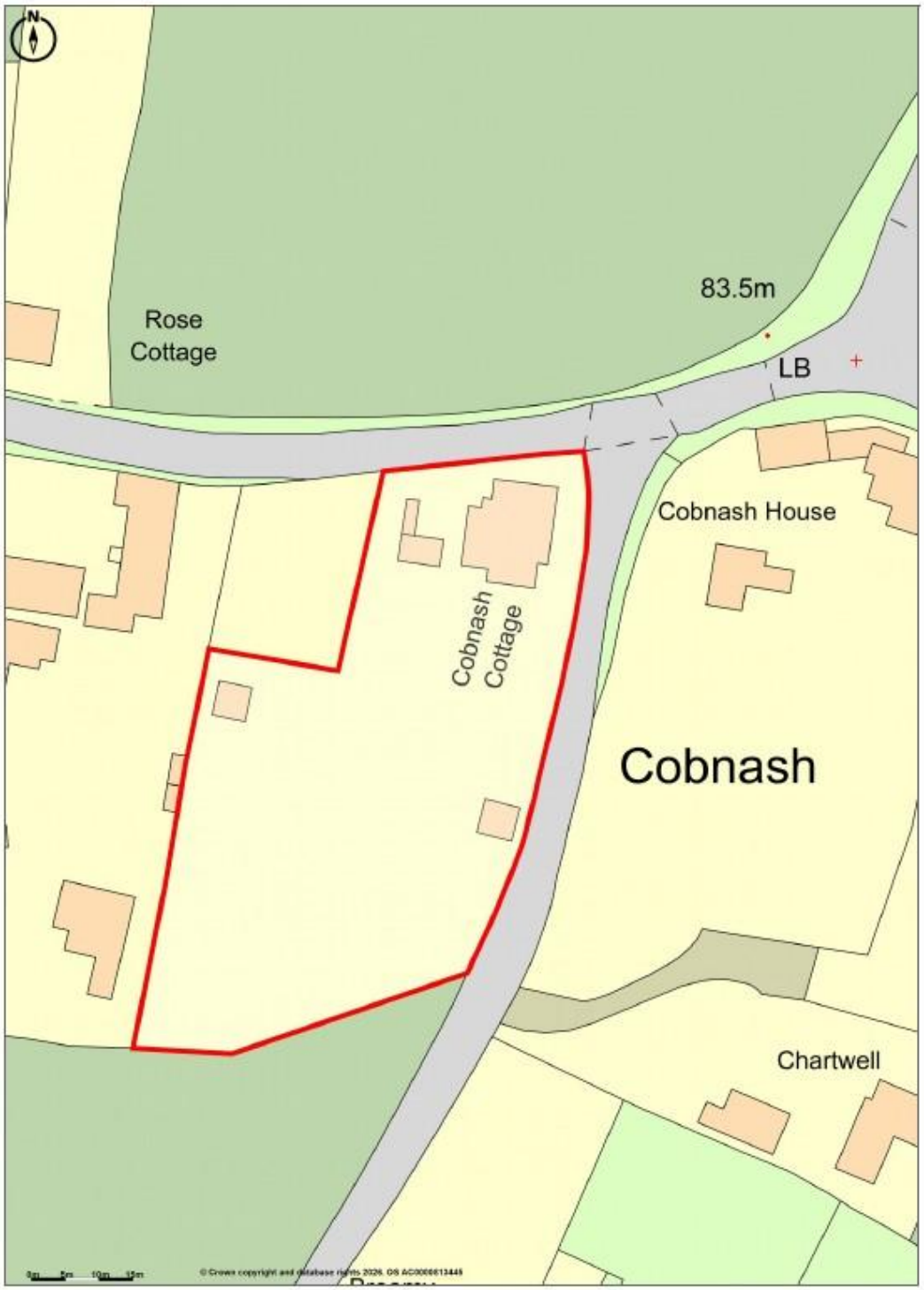
Bathroom – Main house



Bedroom Painters Cottage



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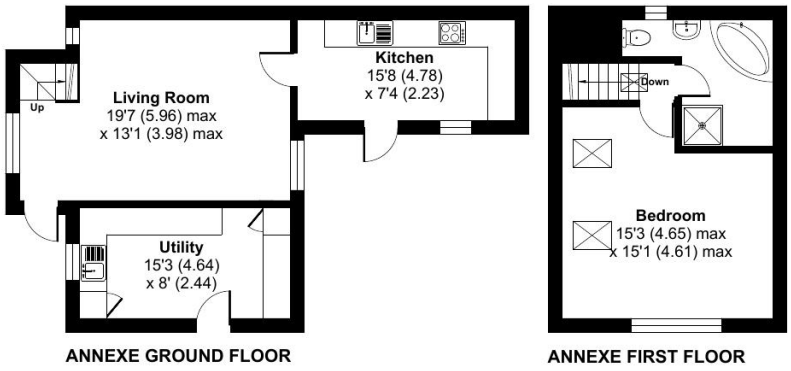
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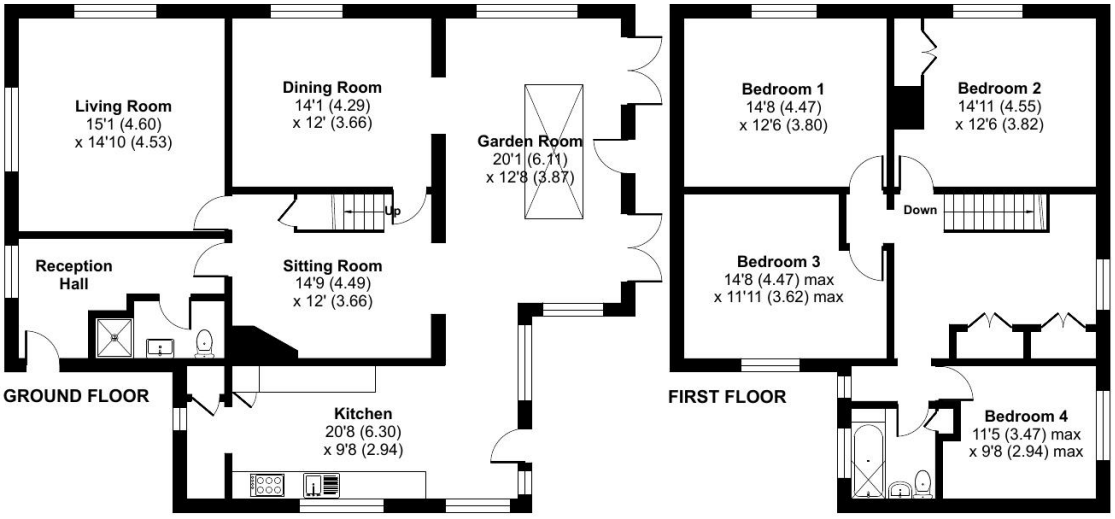
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Plotted Scale - 1:1000. Paper Size – A4

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Cobnash, Leominster, HR6

Approximate Area = 2188 sq ft / 203.3 sq m
Annexe = 816 sq ft / 75.8 sq m
Total = 3004 sq ft / 279.1 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for McCartneys. REF: 1421094

