



9, Bridge Street, Kington, HR5 3DL
Offers In Excess Of £300,000

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LAND & NEW HOMES

9 Bridge Street Kington

This characterful fourteenth century, three bedroom town house is set over four floors and is situated conveniently within walking distance from Kington town centre. The property is stooped with history and was formally known as the Stagecoach Inn, boasting many of its original character features. Further benefits include gas heating, secondary glazing, garden and carport.

- 14th century townhouse
- Three double bedrooms
- Character features
- Grade II Listed
- Gas heating
- Central town location
- NO ONWARD CHAIN

Material Information

Offers In Excess Of £300,000

Tenure: Freehold

Local Authority: Herefordshire

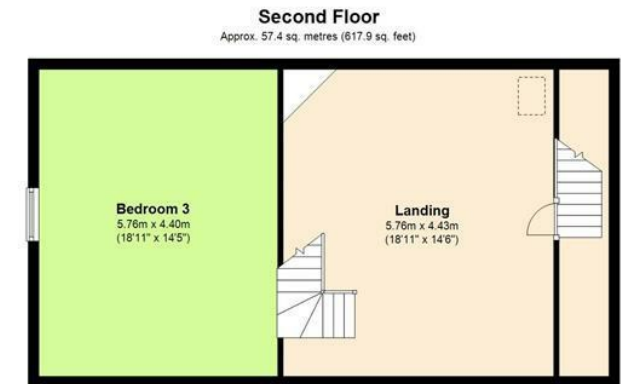
Council Tax: C

EPC: (null)

For more material information visit www.cobbamos.com

Energy Performance
Certificate not required
on Listed Buildings

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 249.2 sq. metres (2682.7 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

This charming fourteenth century grade II listed townhouse has accommodation which comprises; hall, living room, dining room, kitchen, cellar with two store rooms/workshop, two large landings, cloakroom, three double bedrooms and bathroom. The property also benefits from gas heating, secondary glazing and garden.

Property Description

The front entrance to the property leads into the hall which is neutrally decorated and provides access to a useful under stair cloakroom. The first door to the left of the hall enters the living room which is both light and spacious with a bay window to the front and window to the side. The room also includes a stone inglenook fireplace with oak lintel. This feature is one of many expressing the property's character and age. Beyond the hall is the dining room which is also a great size overlooking the garden through double doors. The kitchen is fitted with matching wall and base units with integrated dishwasher and cooker. There is also space for a washing machine, a window to the rear and tiled flooring. Stairs down from the kitchen lead down to a large cellar which has two store rooms providing ample storage space but also space to use as a workshop.

The first floors landing is a great size for study space and also provides eaves storage and a cloakroom with a two piece suite. Both bedrooms on this floor are doubles with windows to the front and exposed wooden beams. Bedroom two includes some of the properties stand out features. These include a stone, gas fireplace, the original external wall of the property and Elizabethan scrollings on exposed stone. The family shower room is fitted with a three piece suite and a window to the rear.

The second floor is accessed from bedroom two and the landing. The second landing is again so spacious that it could be used in a variety of different ways and could be an extension of the third bedroom which is another large double.

Gardens and Parking

Directly to the rear of the property is a small fully enclosed patio which provides space to dine in warm weather. A short walk down the driveway continues into the property's main garden which has the potential to be presented in a lovely cottage style. This space includes mature trees, shrubs and a small pond.

The property has parking for two cars.

Services

All mains are connected to the property.
Council Tax Band C.

The vendors of the property have the right of way via the driveway to the parking and the garden.

Location

Kington town is well catered for offering a number of individual shops, supermarkets, a doctors surgery, a leisure centre plus nursery, primary and secondary schooling. The nearby town of Presteigne is just 6 miles with the historic market town of Leominster some 16 miles and the Cathedral City of Hereford approximately 20 miles away.

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

On entering Kington from Leominster on the A44, take the 2nd exit at the roundabout onto Headbrook then turn right onto Bridge Street where the property can be found on the left hand side



