



12, Burgage Close, Lyonshall, HR5 3NB  
Price £395,000

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# 12 Burgage Close Lyonshall

Situated in Herefordshire's popular village of Lyonshall, is this three double bedroomed, detached house with front and rear mature, pretty garden. The property boasts light and spacious accommodation throughout and creates a wonderful family home with two reception rooms, garage, carport, double glazing and gas heating. Viewing is highly recommended to appreciate the accommodation on offer.

- Detached home
- Two reception rooms
- Three double bedrooms
- Mature garden
- Garage, carport and parking
- Desirable village location

## Material Information

**Price** £395,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** D (67)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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 well presented detached house is situated in a quiet cul-de-sac development in the village of Lyonshall. The light and spacious accommodation comprises: entrance hall, kitchen, living room, dining room, utility room, cloakroom, three double bedrooms and a family shower room. In addition there is a detached garage, carport, driveway parking and a front and rear garden.

## Property Description

The front door opens to the entrance hall where there is access to the primary rooms, the cloakroom fitted with a WC and basin, a cupboard and the staircase to the first floor. The living room has dual aspect windows including patio doors to the rear garden and flooding the room with natural light. There is a fireplace with wooden surround fitted with a wood burning stove which creates a cosy focal point to the room. There is a dining room which has a window to the rear and has ample space for dining furniture, a dresser and sideboard. The kitchen is fitted with modern wall and base units and has a breakfast bar, eye level double oven and separate induction hob. There are dual aspect windows, an integrated dishwasher and sunken sink. An inner hall leads to the utility room and has a door to the rear garden. The utility room has space and plumbing for a washing machine and fridge freezer. There is a stainless steel sink and space for coats and shoes. You could also utilise the space as a study area. The staircase leads to the first floor landing which has a loft and two large cupboards. Bedroom one is a good double room with dual aspect windows and built in double wardrobes. Bedroom two and three are both doubles, each with a window to the rear and bedroom two has a built in wardrobe. The family shower room is fitted with a WC, basin and a double shower cubicle.

## Garage and Carport

The garage is a single with an up and over door a pedestrian door to the side. There is light and power. In front of the garage is the carport. The property driveway has ample space for parking.

## Garden

The front garden is mainly laid to lawn with the driveway to the side. There are established shrubs and trees including apple trees, a pear tree and a plum tree. To the side is a path leading to the rear garden. This is also laid to lawn and has been lovingly tended with a substantial vegetable patch to grow your own produce and a pond encouraging wildlife. There are established shrubs and flowers which burst with colour in the warmer months. A patio area creates space for entertaining and al fresco dining.

## Services

All mains are connected to the property. Herefordshire Council Tax Band D. Please note a Worcester Bosch boiler was installed 2021 after the EPC was done.

## Location

Located in the heart of Lyonshall, a popular Herefordshire village offering a church, village hall, children's playground and garden centre, surrounded by countryside which is ideal for walking and outdoor activities. Situated less than 3 miles from the well served town of Kington which offers an abundance of shops, sport and leisure facilities, schooling, doctors surgery and transport links. The area benefits from regular bus services to Hereford and Llandrindod Wells. From Hereford there are good rail services to London, Birmingham, Shrewsbury, Worcester, Cardiff, Manchester & Chester.

## Agents Notes

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.

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

## Directions

Exit Leominster via Bargates, passing Morrisons supermarket on the left, at the fork in the road turn left signed A44 Rhayader. Continue along this road, turning right signed A44 Pembridge, pass through the village of Pembridge heading towards Kington. Take the second left hand turning for Lyonshall on the A480 signed Hereford. Continue into the village taking the right turn to Burgage Close where the property is located on the

