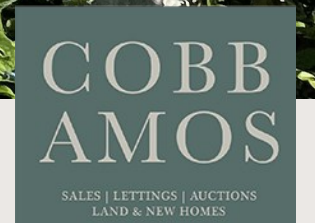


1, Longford Cottages, Kingsland, HR6 9QS  
Price £285,000



# 1 Longford Cottages Kingsland

A charming, semi-detached, two bedroom cottage which is situated within the highly desirable village of Kingsland. This period property enjoys a pretty, well stocked front garden, courtyard to the side, parking for two cars, gas heating and double glazing. The property is offered for sale WITH NO ONWARD CHAIN.

- Period cottage
- Two double bedrooms, on en-suite WC
- Pretty well stocked front garden
- Parking for two cars
- Desirable village location
- NO ONWARD CHAIN

## Material Information

**Price** £285,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

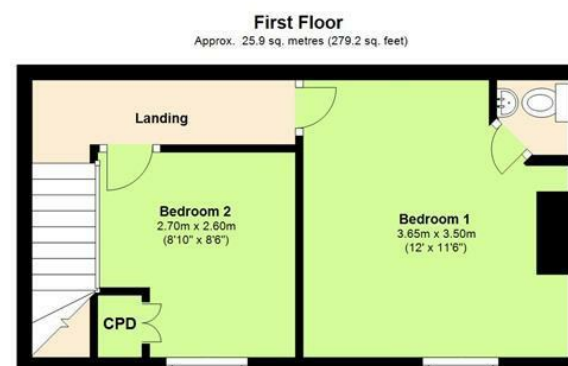
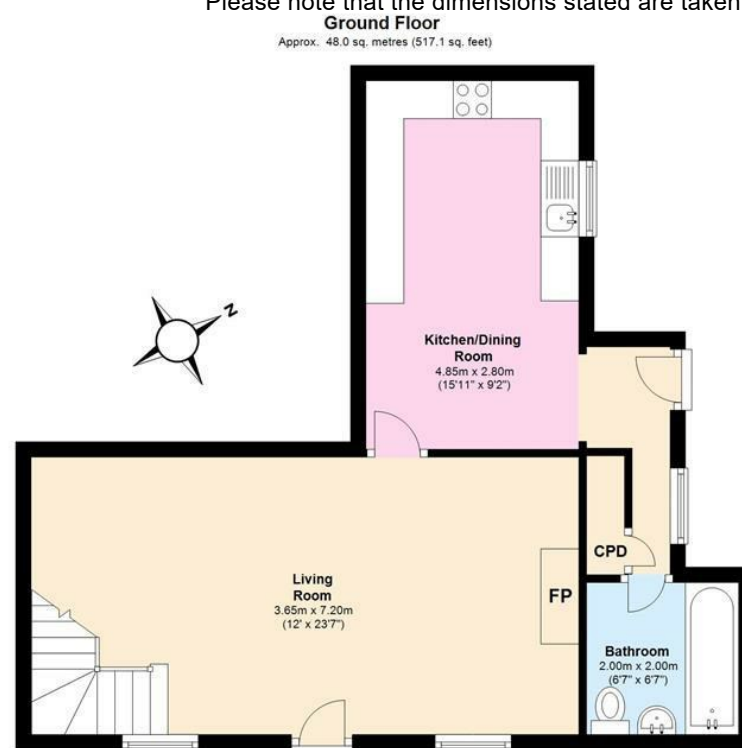
**Council Tax:** B

**EPC:** E (48)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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



Total area: approx. 74.0 sq. metres (796.3 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

Located within walking distance of the centre of this popular and well served village, this pretty Victorian cottage offers a quiet retreat being located off the road with a small garden to the front and courtyard to the rear along with two parking spaces. The delightful accommodation comprises living room, kitchen, bathroom, two bedrooms with an en-suite WC to the main bedroom.

## Property Description

There is a canopy porch above the front door which opens into a large living room. There is a fireplace inset with wood-burning stove at one end and the stairs rising to the first floor at the other. This is a surprisingly light and spacious room with two windows to the front allowing natural light to flood through. A doorway leads to the kitchen which is fitted with wall and base units, quarry tiled floor and there is space for a small breakfast table creating the perfect country cottage kitchen. There is a stainless steel sink, electric cooker with gas hob and space for a washing machine and fridge freezer. The adjoining lobby has a back door which leads to the rear courtyard and also gives access to the bathroom. Also in this area is the boiler cupboard which houses the gas fired combination boiler.

The staircase rises to the first floor landing where there are the two bedrooms. Bedroom one is a double room with a WC en-suite and a window to the front. Bedroom two also has a window to the front and a cupboard over the stairs.

## Garden and Parking

The property is approached across a tarmac driveway which leads to the double parking area and then through a small gate onto a pathway leading to the front door. This area is laid to lawn and is enclosed by a mix of fencing and shrubs making it fairly private. A gate to the side opens to a pathway which leads to an enclosed courtyard ideal for storage or creating a BBQ area.

## Location

Situated conveniently on the fringes of Kingsland, one of the most sought after North Herefordshire villages, the property is close to the village green and play area. There are an excellent range of local amenities including two popular public houses, village owned post-office, OfSTED outstanding primary schooling, village hall, doctor's surgery and church. Kingsland is also in the catchment areas for an outstanding senior school and within easy reach of several leading independent schools.

The historic market town of Leominster lies approximately four miles away with an abundance of further amenities including supermarkets, plus a range of national stores as well as good road and rail transport links. Ludlow with its Michelin starred restaurants and daily market is approximately ten miles away.

## Services

All mains services are connected.  
Herefordshire Council Tax Band B

## 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

From Leominster proceed west on the B4529 towards Kingsland and Eardisland. After approximately 1 mile turn right signposted Kingsland. Continue along this road into the village and as you round the sharp left bend the property can be found on the right hand side.

