



Ivy Cottage, Kingsland, HR6 9QT  
Offers In The Region Of £395,000

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# Ivy Cottage, Kingsland

A charming attached cottage situated within the highly sought after village of Kingsland. The property has been extended and enjoys three double bedrooms, three reception rooms, boasting an enclosed, sizeable garden, workshop/shed and parking. There is double glazing and gas heating. Viewing is highly recommended to appreciate the property and what it has to offer.

## FEATURES

- Charming attached cottage
- Three reception rooms
- Three bedrooms
- Mature, enclosed rear garden
- Off road parking
- Desirable village location



## Material Information

**Offers In The Region Of** £395,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** (null)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Introduction

Situated within the desirable village of Kingsland, with a post office shop, two public houses and a doctors surgery is this attractive attached cottage. The property has accommodation comprising; porch, living room, kitchen, dining room, snug, utility/cloakroom, three double bedrooms and a family bathroom. There is a large garden, workshop and parking on the driveway.

## Property description

The front door opens to the porch where an internal door opens to the living room. This is a good size with triple aspect windows which allow natural light to flood the room. There is a fireplace with wooden surround, tile hearth and inset woodburning stove. A door opens to the kitchen which is fitted with wooden wall and base units. There are dual aspect windows, ceramic sink, electric oven with hob, space for a fridge and breakfast table. The dining room has windows overlooking the garden including French doors which open to the patio and a door to the side. This is a fabulous place to entertain with space for a piano and ample space for a dining table and chairs. From the living room a door opens to the snug which has a window to the front, built in bookshelves and the staircase to the first floor landing.

The staircase rises to the first floor landing which has two built in, sizeable cupboards, one of which is being used as a walk in wardrobe. Bedroom one is a double sized room with a window to the

side. Bedrooms two and three are both double sized, each with a window to the front with bedroom three benefitting from built in cupboards. The bathroom is fitted with a WC, basin and freestanding bath with shower. There are two storage cupboards and to windows to the rear.

## Garden and workshop

From the dining room, French doors open to a patio area which is ideal for entertaining in the warmer months. There is a gate to the side and stone steps rise to a lawned area which has borders stocked with pretty flowers and shrubs. There is access to the workshop which has space to utilise as a studio or hobby room. A pergola leads to the side of the workshop which has a patio and another pergola leading to an area mainly laid to lawn. There are flower borders to each side planted with mature shrubs, trees and plants and space to have as a seating area to enjoy the summer. A gate opens to the working area which would create a fabulous space to have as vegetable beds and greenhouse, with views over the church yard it would make growing a real pleasure.

The workshop is timber and creates space for a hobby room.

## Services

All mains services are connected to the property.

Herefordshire Council Tax Band D

## Location









Situated in Kingsland, one of the most sought after North Herefordshire villages where 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 famous restaurants, independent shops and daily market is approximately ten miles away.



### DIRECTIONS

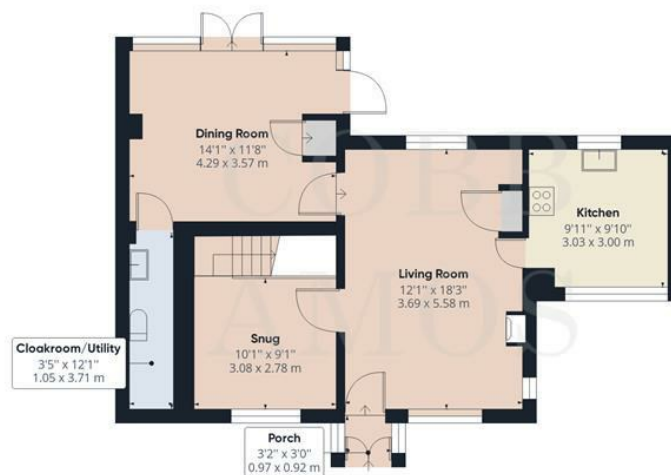
From Leominster proceed west on the B4529 towards Kingsland and Eardisland. After approximately 1 mile turn right signposted Kingsland. Continue along this road into the village and as you round the sharp left bend proceed into the village, The property is located on the left hand side just before Angel public house on your right











**Ground Floor** Building 1



**Floor 1** Building 1

**Approximate total area<sup>(1)</sup>**

1187.23 ft<sup>2</sup>

110.30 m<sup>2</sup>

**Reduced headroom**

46.00 ft<sup>2</sup>

4.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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.



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