



Close House, 6 The Square, Kington, HR5 3BA
Price £315,000

**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES



Close House, 6 The Square Kington

Situated in a central position within the market town of Kington is this spacious yet cosy Grade II Listed Georgian family home. The property is set over four floors to include four double bedrooms, two reception rooms and a sizeable cellar. There is a front cottage garden, driveway parking and there are beautiful views over the Herefordshire countryside. The property is offered for sale WITH NO ONWARD CHAIN.

FEATURES

- Georgian family home
- Four double bedrooms
- Grade II Listed, Period features
- Cellar
- Central Kington location
- Countryside views
- NO ONWARD CHAIN



Material Information

Price £315,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: (null)

For more material information visit www.cobbamos.com

Awaiting Energy
Performance
Certificate

Introduction

An attached Georgian home which is situated within the market town of Kington. The property comprises; entrance hall, living room, dining room, kitchen, cloakroom, cellar, four double bedrooms and a family bathroom. There is a front garden and rear courtyard, driveway parking and gas heating.

Viewing is recommended to appreciate this property and is offered for sale with NO ONWARD CHAIN.

Property Description

Open the front door where you are greeted by an impressive entrance hall which has a staircase to the first floor with a beautifully carved handrail. There is ample space to place decorative furniture and space for coats and shoes. To the right is the living room with dual aspect sash windows allowing natural light to flood through the room and an open fireplace with marble hearth creating a cosy focal point to the room. There is a dining room which has a sash window to the front which overlooks the garden and has a door to the kitchen. The kitchen is fitted with wall and base units. There is a stainless steel sink and gas cooker, dual aspect windows and a door to a rear, small courtyard. From the dining room is an inner hall with space for a fridge freezer and access to the cloak room come utility room with a WC, base unit with stainless steel sink and space for a washing machine. From the inner hall, a door opens to the cellar which has steps leading down. This is sizeable and houses the boiler. There is

great storage space and could be used as a workshop.

The staircase rises to a fantastic open landing where there is space for furniture or to use as a reading area with a window to the front. Bedroom one is a generous double with dual aspect windows overlooking the town and the Herefordshire countryside. Bedroom two is a double with a window to the front. The family bathroom is located on this floor and is fitted with a WC, basin, bath and shower cubicle. There is a cupboard housing the water tank which also has shelves in for linen.

The staircase rises to the second floor landing where there are built in cupboards. Bedrooms three and four are both doubles with bedroom three having a window to side and bedroom four also having a window to the side and skylight. There are two built in cupboards.

Garden and Parking

The garden is to the front of the property. There are stone steps which lead up to an area laid to decorative stone with borders well stocked with flowers, shrubs and plants. Here there is space for a table and chairs to sit and relax with a good book and cup of tea. To the rear of the property is a courtyard which is enclosed.

There is parking on the driveway for two cars.





Services

All mains are connected to the property including gas. Please note the boiler is not in working order.

Herefordshire Council Tax Band D

Tenure: Freehold

Location

Situated in Kington which is well catered for offering a number of individual shops, supermarkets, a doctors surgery, a private health club with pool, plus nursery, primary and secondary schooling. The nearby town of Presteigne is just 6 miles with historic market town of Leominster some 16 miles, the Cathedral City of Hereford is approximately 20 miles away and the well known town of Hay-On Wye is also just 15 miles away.



DIRECTIONS

From Leominster direction entering Kington on the main A44, take the 2nd exit at the first roundabout, continue along Headbrook into Bridge Street then into the High Street. As the road bears right proceed up hill a short distance and The Square can be found on the right hand side. Follow the round around to the left and the



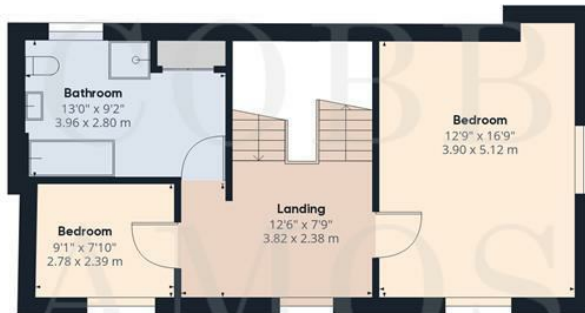




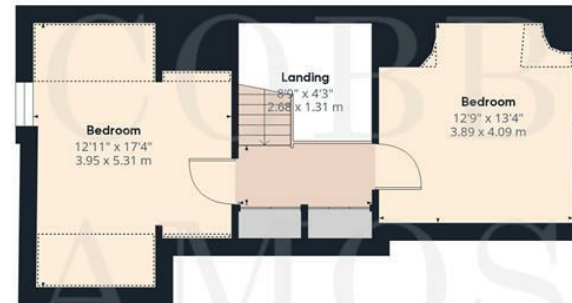
Floor -1



Ground Floor



Floor 2



Floor 3



Approximate total area⁽¹⁾

2067.32 ft²
192.06 m²

Reduced headroom

77.68 ft²
7.22 m²

(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.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007

hereford@cobbamos.com

14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310

leominster@cobbamos.com

2 Broad Street, Leominster, HR6 8BS

Ludlow

Telephone: 01584 874450

ludlow@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Land & New Homes

Telephone: 01584 874450

landandnewhomes@cobbamos.com

5 High Street, Ludlow, SY8 1BS

Knighton

Telephone: 01547 529907

knighton@cobbamos.com

22 Broad Street, Knighton, LD7 1BL

Lettings

Telephone: 01432 266007

lettings@cobbamos.com

14 King Street, Hereford, HR4 9BW

Head Office

Telephone: 01568 605300

hello@cobbamos.com accounts@cobbamos.com

First Floor Executive Suite, Easters Court, Leominster, HR6 0DE