



Yolk Brook Cottage, Kimbolton, HR6 0HQ
Price £525,000

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Yolk Brook Cottage Kimbolton

An attractive detached property in popular and sought-after Kimbolton with beautiful gardens. Well-presented throughout this property must be viewed in order to appreciate the opportunity on offer.

- POPULAR VILLAGE
- SHORT DRIVE TO LEOMINSTER
- ATTRACTIVE GARDENS
- DOUBLE GARAGE
- WELL-PRESENTED PROPERTY

Material Information

Price £525,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: B (86)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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 in popular Kimbolton where properties seldom become available, we bring to the market this beautiful detached property in ready to move into condition and at a competitive asking price. Benefiting from a good size plot with an abundance of gated driveway parking, as well as pleasant gardens with rural views beyond. This super home offers village living whilst being a very short drive into the market town of Leominster. Internal inspection considered essential in order not to miss out.

Property Description

Entry into the generously proportioned and light hallway, which features a beautiful juliette balcony going towards the landing and the hallway has access to the right into the large living room measuring circa 6.69m long with french doors leading to the garden and a log burner. Also off the hallway is the large kitchen/diner with a door into a small rear porch. Also off the kitchen is the useful utility as well as a wc and access into the generous double garage. To the first floor there are three double bedrooms all with double aspect, one with an en suite and there is a family bathroom also. There is also a useful boarded loft area as well as solar panels on the roof.

Garden

The gardens are a real feature of this lovely home with various areas to enjoy the sunshine and the surrounding rural views as well as an attractive pond and summerhouse/office, which benefits from a double electric socket. Also in the garden is a greenhouse as well as useful outbuildings/sheds.

Garage & Parking

A useful double garage with electric roller shutter door incorporating a good size workshop space. The property benefits from plenty of driveway parking accessed via a five bar gate. There is also a carport, which has both power and lighting.

Services

Oil central heating, mains electricity and private drainage.
Solar panels with a 6.5 kilowatt back up battery situated in the loft.

Location

Situated within the popular Herefordshire village of Kimbolton offering: the Stockton Cross pub, St James infant and primary school, Stock Bury Gardens with Leominster town approximately 2.5 miles away and benefits from an abundance of amenities including local speciality shops, supermarkets, doctors surgery, library, sports facilities, train links and secondary schooling.

Broadband

The owner advises us that there is a Gigaclear point at the end of the drive for ultrafast broadband.

Indoor & Outdoor Mobile Coverage

The current owners have installed a mobile signal booster resulting in a signal described as GOOD.

Agent's 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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Take the A49 to Ludlow road out of Leominster town. Then take the A4112 turning on the right hand side signposted to Kimbolton. On passing through the village of Kimbolton the property can be found on your right hand side opposite Kimbolton Village Hall. What3words:///opponent.cube.insisting



