



The Cottage, New Street, Nr Lyonshall, HR5 3HT
Price £450,000

The Cottage, New Street Nr Lyonshall

A true gem of a country cottage set in its own good sized rural plot and in immaculate condition just a five minute drive from the popular market town of Kington. Sensibly priced and early viewing considered essential in order not to miss out. Please call us on 01568 610 310 to arrange a viewing

- Detached Cottage
- Driveway Parking with open fronted timber clad garage
- Rural setting
- Three bedrooms
- Bespoke handmade kitchen
- Five minutes from Kington
- Immaculate condition

Material Information

Price £450,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: D (61)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C		
55-68	D	61 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

A short drive from the popular market town of Kington and located on the outskirts of the pretty and rural village of Lyonshall. This detached cottage offers attractive, country style accommodation in immaculate condition with ample parking, open fronted garage with useful storage facility and south west facing gardens. Viewing this realistically priced cottage is highly recommended.

Property Description

The prominent front door to this character cottage is made of solid oak with handsome door knocker and handles, giving a true country aesthetic to this pretty cottage. However, as normal for a rural property there is a separate side entrance into an attractive, open fronted timber porch allowing the useful storage of logs and outdoor footwear after a long muddy walk. From here, an inviting entrance area holds bespoke cabinetry, access to a ground floor cloakroom come utility room with useful storage and space for a washing machine. Take two steps from the cloakroom door into a beautifully designed kitchen and dining area with wooden floor and a hand-made, bespoke Russell Alexander kitchen. The elegant country style kitchen cabinets are set against granite work tops and enclose an electric hob and oven, built in dishwasher, bins and an impressive, large larder cupboard ideal for all keen chefs. The room is dual aspect offering private views, a stable door for that Summer breeze circulation and room for a breakfast table and small island. Adjoining the kitchen space is the well lit living room, again with outdoor access. The windows and doors are oak framed with attractive wood flooring, wood burner and bread oven alcoves. On the first floor are three bedrooms. The master bedroom is double aspect with Suffolk latch internal doors. The modern en-suite has a chrome shower with rainfall head and heated towel rail and a well placed skylight adding natural light and ventilation. A second bedroom is a further double and has built in wardrobes, the third bedroom is a single and is currently set up as a dressing room. Both these bedrooms share the use of a modern bathroom with bath and shower over and again a sky light for additional light and ventilation.

Garden

The property benefits from having a well established south west facing garden with mature hedging, borders and plenty of patio space for outdoor alfresco dining in the Summer months.

Garage & Parking

There is parking for several cars and a handsome open fronted timber clad garage with facility for garden storage. The driveway has automatic gates made by Hereford Oak.

Location

Located on the edge 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.

Services

Mains water, electric and gas are connected to the property. Private drainage, Septic tank
Herefordshire Council Tax Band D
Tenure Freehold

Broadband

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	25 Mbps	1 Mbps	Good
Superfast	--Not available	--Not available	Unlikely
Ultrafast	--Not available	--Not available	Unlikely

Networks in your area - Openreach

Indoor Mobile Coverage

Provider	Voice	Data
EE	None	None
Three	Limited	Limited
O2	Limited	None
Vodafone	None	None

Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider	Voice	Data
EE	Likely	Likely
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

Source: Ofcom Mobile Checker

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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

What3words

What3words:///mailers.rollers.sponsors

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. Upon entering the village of Lyonshall turn right, signposted Whittern and Titley. The property is located on the forth driveway on the right hand side. What3words



