



Llanhaylow,
Colva, Kingon, HR5 3RA

Price
£595,000

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Llanhaylow, Colva Kington HR5 3RA

** HOUSE WITH 10 ACRES **

Situated within an enviable position, surrounded by stunning views of the countryside, is this well appointed, four bedroom detached house which sits in just under ten acres of grounds offering the opportunity for self sufficiency. The spacious, characterful, family accommodation "Llanhaylow" is a substantial period farmhouse which has great potential for those wishing to make their own mark on a property.

- Detached house
- Four double bedrooms
- Just under 10 acres grounds
- Three paddocks and nature paddock
- Outbuildings and stables
- Rural location

Directions

From Kington take the A44 towards Rhayadar, follow for approximately 2.5 miles. Turn left signposted Gladestry and Paincastle. Travel approximately 3 miles into Gladestry. Proceed through the village out of 30 mph speed limit and take the first turning on the right hand side sign posted Colva. Follow the lane for 1.5 miles until reaching a green grassed triangle on the right. Llanhaylow is on the right hand side set back from the lane.



Introduction

Surrounded by spectacular scenery is this four bedroom home with approximately 10 acres of land. The well appointed property has accommodation comprising; living room, dining room, kitchen, utility, garden room, covered decking area, cellar, pantry, four double bedrooms and a family bathroom. The property benefits from stabling, two barns and ample parking. There are three paddocks, a nature paddock with a pond and enclosed garden, a real animal and nature lovers delight.

Property description

The front door opens into the entrance hall where there is space for coats, a staircase to the first floor and access to the living room, dining room and the inner hall. The living room has dual aspect windows and a feature open fireplace creating a cosy focal point. The dining room creates ample space for furniture with a window to the side and a feature fireplace with inset wood burner. From the entrance hall, a door opens to the inner hall where there is an additional staircase to bedroom four, access to the pantry, utility, cellar and kitchen. The kitchen is well stocked with wooden wall and base units, oil fired AGA and space for an electric oven. There is space for a fridge freezer, plumbing for a dishwasher and space for a large table and chairs. A stainless steel sink has a window above and there is a stable door which opens into the porch providing space for coats and shoes. The pantry has shelves and creates additional storage space for white goods. The utility room is of good size with plumbing for a washing machine. This would also make an ideal office or study. From here, a door opens into the garden room which has double aspect windows and French doors opening onto the covered decking area.

From the main entrance hall, the stairs rise to the first floor landing which has space for furniture and access to three bedrooms and the family bathroom. Bedroom one is a generous double with a feature fireplace, built in wardrobes and dual aspect windows. Bedroom three is also a double with feature fireplace. Bedroom four is a double with a window to the rear and a built in cupboard. The family bathroom is fitted with two white basins, wc, bath and shower cubicle. There is also a heated towel rail and a cupboard. From the inner hall the second staircase rises to the second bedroom which is a generous double with dual aspect windows.

Outbuildings and stables

Externally there are four stables and two barns. The Dutch barn measures 13.6 x 6.1 and the second barn measures 18.05 x 6

Land

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* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
		Not environmentally friendly - higher CO ₂ emissions	
		EU Directive 2002/91/EC	
		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 58, Potential 79
Environmental Impact (CO₂) Rating: Current 57, Potential 76



