

# Prospect Cottage

Kimbolton, Leominster, Herefordshire, HR6 0HF



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For Sale | Code 12187

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# Prospect Cottage, Kimbolton, Leominster, HR6 0HF

Asking Price £550,000 **Freehold**



A large detached three-bedroom house with outbuildings and pleasant gardens in a popular rural village.

Leominster 2 miles | Ludlow 10 miles | Hereford 13 miles

## Introduction

Bruton Knowles are delighted to receive kind instructions to offer Prospect Cottage, Kimbolton for sale. The property's accommodation extends over two floors with gardens and outbuildings and presents a rare opportunity for a family home within the desirable village of Kimbolton, some two miles from Leominster.

## Description

Prospect Cottage is a traditional property with flexible accommodation and large reception and bedrooms. It has a rendered exterior with slate pitched roof and a rising concrete driveway from the main road. The Cottage benefits from no onward chain, and will require updating in part, allowing for a purchaser to put their own stamp internally.

The accommodation provides for at least three large bedrooms, as well as kitchen, living room, study, dining room, studio and two bathrooms. It benefits from mains water and electricity, a modern septic tank and oil-fired central heating. Internally there are plenty of eye-catching traditional features, such as large fireplaces, high ceilings, built-in wardrobes in each bedroom and pantry.

Outside, there are some versatile timber outbuildings previously used as a garage, workshop and gardening storage whilst the garden is mainly lawn with some flowerbeds, patio and mature shrubs and fruit trees.



## Location

Kimbolton is a serene rural village some 2 miles northeast of Leominster. The property benefits from direct access from the A4112 which connects Leominster to Tenbury Wells whilst both the A49 and A44 are within a mile. Kimbolton benefits from a village hall, church and primary school; a public house and Stockton Bury Gardens and Café are walking distance in the neighbouring village of Stockton.

Leominster is a traditional rural market town with a range of amenities including education up to 18 years old, independent shops, supermarkets and medical and sporting facilities. It also provides a rail station on the Herefordshire–Shropshire line. Ludlow is a historic rural

town on the Shropshire border, whilst the City of Hereford provides wider employment, education and recreation opportunities.

## Accommodation

### Ground Floor

The front door from the driveway leads to a carpeted hallway with stairs to first floor. The living room has a large reception room with sizeable windows to the front, bookshelf and large fireplace with oil-fired stove. The study has windows to side and front and tiled fireplace. The dining room offers a flexible space with carpet, oil-fired stove, windows to side and front and former serving hatch through to the kitchen.



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The kitchen has fitted wooden units, sink and double drainer, a mounted dresser and open area for a small dining table. It also benefits from an electric oven and hobs, tiled splashbacks, arch to a pantry and side-door to garden. A downstairs bathroom has a wash-hand basin integrated with cupboard below, and W/C.

## First Floor

From the landing are three double bedrooms, each with built-in wardrobes, carpet and large windows allowing for great natural light. The first floor also comprises a studio with sloping low-ceiling, two windows including Velux overlooking the rear and fitted storage which could offer another single bedroom or study. Finally, there is a large family bathroom with bath and shower, wash-hand basin, tiled splashbacks, W/C and airing cupboard.

## Outside

Prospect Cottage benefits from a private rising concrete drive through a leylandii hedge and private gates to the front, where there is paved parking for at least one vehicle. The drive continues to the side of the house to the outbuildings, where there is further turning and parking space.

There are several useful outbuildings to the rear of the property, mainly of timber construction and galvanised iron roof with an approximate gross external area of 1,251 sq.ft. / 116 sq.m.. They are served by the concrete drive, and currently provide garage space, a workshop and storage over two storeys and further garden storage and potting shed. The buildings might present an opportunity to convert subject to obtaining the necessary planning permissions.

The majority of the garden is south-facing and is mainly laid to lawn with some mature trees, shrubs and hedges forming the boundary. There are some established fruit-trees and an outdoor seating area covered by a pergola.







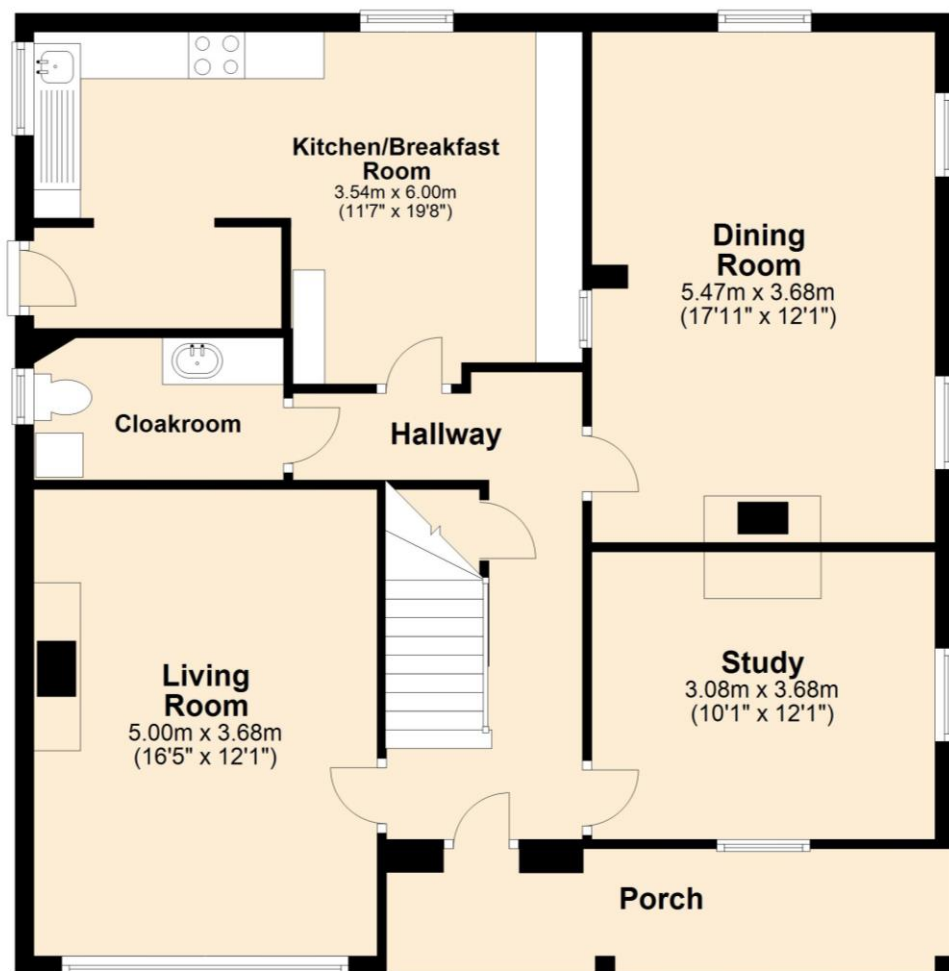
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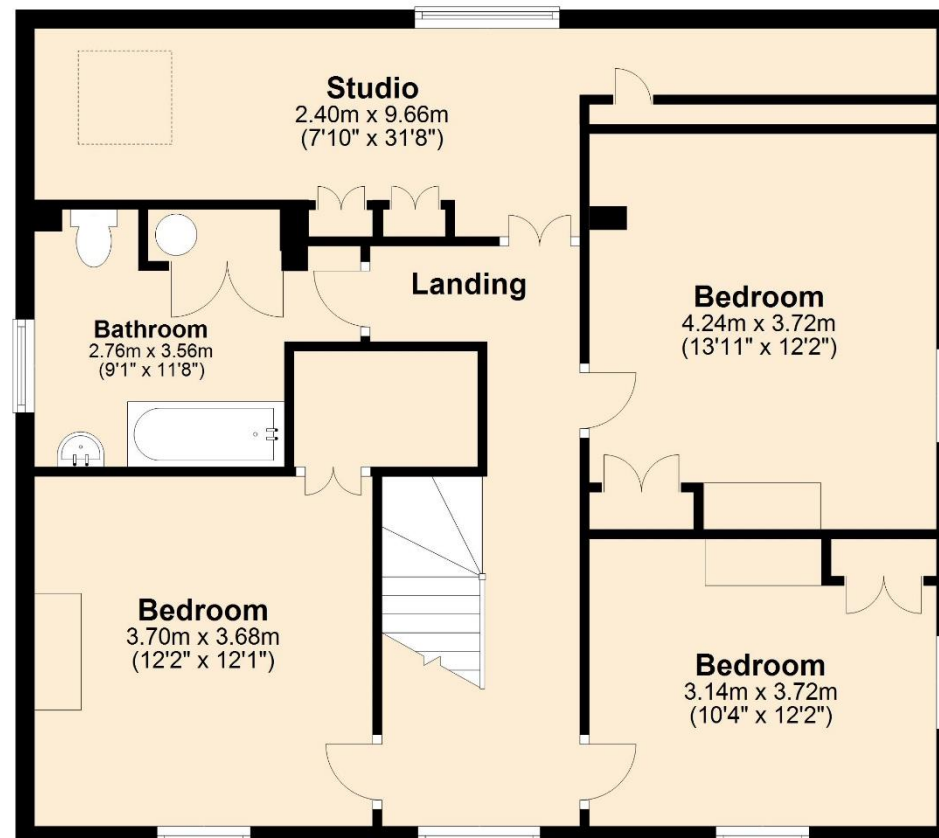
## Ground Floor

Approx. 88.2 sq. metres (948.9 sq. feet)



## First Floor

Approx. 83.0 sq. metres (893.9 sq. feet)



Total area: approx. 171.2 sq. metres (1842.8 sq. feet)



# Prospect Cottage, Kimbolton, Leominster, HR6 0HF

/// what3words ///Indicated.bossy.dozens



## Services

The property benefits from mains water and electricity, oil-fired central heating and private drainage via a 2-year old septic tank. We believe Gigaclear to be available in the area. The agents have not undertaken any tests as to the services to the property and interested parties are recommended to undertake their own enquiries in this regard.

## Viewings

Strictly by appointment only. Please contact the agent on 01568 610007 to arrange a viewing.

## Terms

The Freehold interest in the property is offered for sale with an asking price of £550,000. There is no onward chain involved and therefore vacant possession is available upon completion.

## Method of Sale

Private Treaty.

## Council Tax

Band F

## Local Authority

Herefordshire Council

## EPC

Energy Rating F



## Contact:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	35 F	
1-20	G		

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