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Haven Croft, Kilpeck, Herefordshire, HR2 9DN

'Located in a south west Herefordshire village a two bedroom 'woolaway' bungalow set on a generous plot'

CASH BUYERS ONLY

£200,000 (Freehold)

Residential Sales and Lettings

Haven Croft, Kilpeck, Herefordshire, HR2 9DN

LOCATION

Haven Croft is located in the village of Kilpeck which is a south west Herefordshire community with facilities including the landmark Norman Church, the grounds of the ruined Castle from which a view can be enjoyed across the Welsh Hills in the distance and there is also a community hall and public house. The village is located off the Hereford to Abergavenny Road these both centres combined offer a wide range of facilities and amenities including railway stations. Ewyas Harold, Ross-On-Wye and Monmouth are also within reach and neighbouring villages offer further facilities together with educational establishments including a secondary school at Kingstone.

DESCRIPTION

Haven Croft is a detached 'Woolaway' bungalow residence which is provided with central heating and double glazing. The property offers a hall, sitting room, kitchen/breakfast room, two bedrooms and a bathroom together with a side lobby area. The property is set in a good established garden area, a view can be enjoyed from the rear and there is also a driveway to the garage.

ON THE GROUND FLOOR ONLY:

Entrance Hall

3.91m (12'10") x 1.52m (5')

Double glazed door with adjacent double glazed window, radiator and with doors to the bathroom, two bedrooms, kitchen/breakfast room and the:

Sitting Room

4.32m (14'2") x 2.87m (9'5") (widening to 11'2")

With a double glazed window to the side and a double glazed window to the front from which a view can be achieved across gardens to the Welsh Hills in the far distance, radiator and stove.

Kitchen/Breakfast Room

3.96m (13'0") x 2.62m (8'7")

With a double glazed window overlooking the rear garden with fields beyond, double glazed door to side passage and with a single drainer stainless steel sink unit with mixer tap, radiator, oil fired boiler providing central heating and hot water, base cupboards with working surfaces over, tiled surrounds and eye level cabinets. Door to further storage cupboard with shelves, door to airing cupboard with hot water cylinder and further store cupboard. Breakfast bar area. Door to:



Side Porch

2.54m (8'4") x 1.22m (4')

With a double glazed window to the side and single glazed doors to the front and rear.

Bedroom 1

3.86m (12'8") x 2.74m (9')

With a double glazed window to the front enjoying a view across gardens to the Welsh Hills in the far distance. Radiator.

Bedroom 2

3.48m (11'5") x 2.84m (9'4")

With a double glazed window enjoying the outlook across the rear garden. Radiator.

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Bathroom

2.21m (7'3) x 1.68m (5'6)

With white suite comprising bath with an electric shower unit over, wash basin and low level wc. Radiator and double glazed window.



OUTSIDE:

The property has a driveway which runs through a pair of iron gates and continues to THE DETACHED GARAGE (14'8 x 9'2) with up and over door to the front, window to the rear and door to the side.

At the front of the property there is a lawn garden area within a hedge and a curved pathway runs to the front door.

At the rear of the property there is a further garden area which is lawned and from here a view can be enjoyed across an abutting paddock to tree lined countryside in the far distance. Within the rear garden is located the oil storage tank. The rear garden is approximately 35' long.



Agents Note

Due to the nature of the construction of the property only offers from cash buyers can be considered.

COUNCIL TAX BAND C

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

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SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. Central heating is oil fired. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed south west over Greyfriars Bridge and at the roundabout take the second exit onto the Belmont/Abergavenny Road (A465). At the roundabout on the outskirts of the city take the second exit, again signposted Abergavenny, for about six miles and take the left hand turning signposted Kilpeck. Proceed into the village and just past the Inn, on the left Haven Croft, will be identified by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

21st August 2024

ID39026

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.