



Goldenwood, Yew Tree Close (Off) Green Lane, Kingstone, Hereford,  
HR2 9EX



**Sunderlands**  
Residential Rural Commercial





# Sunderlands

Residential Rural Commercial

**Goldenwood  
Off Yew Tree Close  
Kingstone  
Hereford  
HR2 9EX**

## Summary of Features

- Detached dormer bungalow
- 3 bedrooms plus 1 bedroom Annexe
- Fringes of village at end of lane
- Gardens, drive and garage.

**Asking Price £429,995**

A detached dormer bungalow tucked away at the end of a lane in the popular village of Kingstone. The property offers deceptively spacious and flexible accommodation which features an integrated annexe making excellent live-in relative or teenager accommodation. The remainder of accommodation provides three bedrooms, two reception rooms as well as a kitchen/breakfast room and utility. The property is double glazed and most rooms have gas central heating and are well decorated. A drive provides plenty of parking and leads to a garage and there are mature well stocked gardens which are pleasantly private with a range of small outbuildings including sheds and workshop. Our clients rent an additional parcel of land of about 0.25 of an acre to the one side of the property which may be available to continue this arrangement (subject to confirmation).

### Location

Kingstone is a popular well served village about six miles south west of Hereford having a Doctors surgery, public house, church, village hall, schooling and regular bus service into Hereford. There are also many delightful walks around surrounding countryside and in the nearby Golden Valley area.

### Accommodation

Double glazed front doors leads to -

### Enclosed Porch

With double glazed windows and door through to -

### Reception Hall

With stairs up, deep understairs cupboard and radiator.

### Sitting Room

Having electric wall mounted fire, double glazed windows and radiator.

### Kitchen/Breakfast Room

Having a range of base and eye level units, inset one and a half bowl sink, four ring electric hob with

oven under, fitted dishwasher, double glazed window to rear. Arch way through to -

### Family Room

Having patio doors to front and radiator.

### Utility Room

Having gas central heating boiler, space and plumbing for washing machine and dryer, double glazed door to outside rear, door interconnecting with the annexe.

### Cloakroom

Having WC low flush suite, wash hand basin and double glazed window.

### Bathroom

Having corner spa bath, separate shower cubicle, pedestal wash hand basin, radiator and double glazed window.

From the reception hall an arch leads to a small study area/storage.

Stairs lead from the reception hall to -

### First Floor

### Landing

Being of good size and part galleried with Velux double glazed window.

### Bedroom One

Having radiator, two double glazed windows, door to -

### En-Suite Shower

With shower cubicle, WC low flush suite, wash hand basin and double glazed Velux.

### Bedroom Two

Having double glazed window to the front and radiator.

### Bedroom Three

Having double glazed window.







### **Integrated Annexe**

With separate door from the outside as well as door from utility room.

### **Living Kitchen Area**

Having work surface area with four ring electric hob, stainless steel sink and drainer sink unit with oven under, radiator, double glazed window to front and stairs lead up to the First Floor.

### **Bedroom**

Having double glazed window to front and side, the latter overlooking countryside. Door to -

### **En-Suite Bathroom**

With white suite comprising bath, WC low flush suite, wash hand basin and double glazed Velux.

### **Outside**

A splayed drive leads to double gates and extends all the way to the bungalow with turning area and also to the garage which has up and over door (measuring 5 x 3m). The front gardens are pleasantly private with well stocked flower beds with area of lawn with a centre raised bed and various mature trees including Willow. There is a greenhouse. Side access leads to the rear with a wide patio area for ease and maintenance with a ranch style fence beyond with a small cultivated area. There are a range of useful outsheds with adjoining workshop (measuring 3 x 3m) with power and light. To the other side of the property there is further useful sheds and kennels. A gate give access to a small paddock of about 0.25 acre which our Client's rent but may be available to the future buyer (subject to confirmation with the owner).

### **Services**

Water, electric, gas and drainage connected to the property.

Herefordshire council tax band - E

### **Tenure**

Freehold.



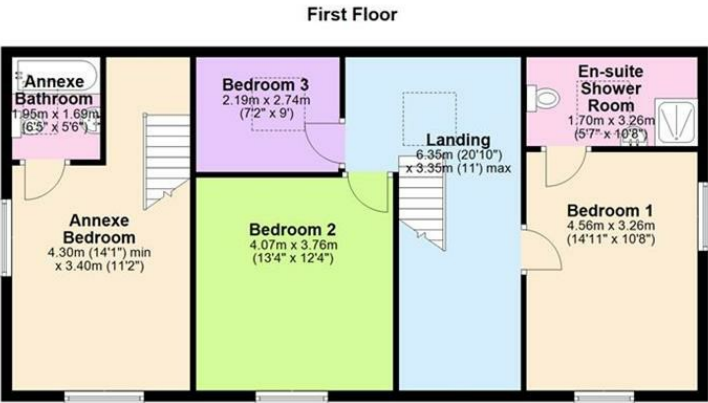
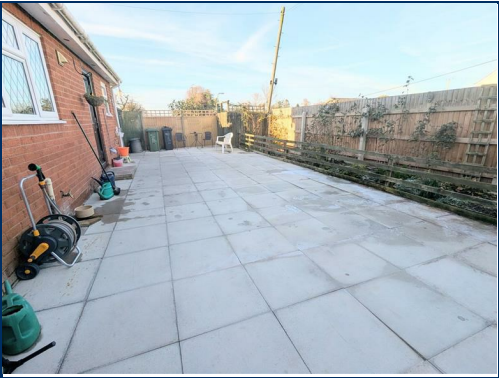






Directions

Leave Hereford south on the A465 taking the right turn towards Clehonger and Kingstone B4352. In the village of Clehonger take the left turn onto the B4348 towards Kingstone. In the village of Kingstone, take the first left and follow through the village. Opposite the church take the right hand turn into Green Lane. Part way along take the left turn still remaining on Green Lane, then second right into Yew Tree Close. Follow the unadopted lane to the end, where the property can be seen on the right hand side as denoted by the Agents For Sale sign. What3words: ///yummy.superbly.engulfed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Sunderlands

Hereford Branch

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email:  
hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The  
Pavement,  
Hay on Wye, Herefordshire HR3  
5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk

rightmove  
find your happy

Zoopla.co.uk  
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.