

FIRS COTTAGE

£407,000



“Character home with B&B/ AirBnB opportunity”

Lyonshall, Herefordshire

Nestled within a small hamlet of stone rural homes, Firs Cottage is a wonderfully proportioned family home, benefiting from modern upgrades, a large car park area and a separate lodge building, currently generating income as an accommodation business.

- 3 bed, detached stone cottage
- In the heart of beautiful countryside
- Private garden
- Ample parking
- Separate 2 bedroom annex
- Established BnB/ Air BnB
- Cosy wood burner
- Convenient to market town



Firs Cottage is a detached stone and brick built property with outside space encircling the main building. The front garden is mainly laid to lawn, with mature established borders to the front, a small patio area, two garden sheds and an EV car charger port.

Enter through the porch door into the modern fitted kitchen, with plenty of countertop surface area for food preparation. A large pantry cupboard sits in the furthest corner offering generous storage space. From the kitchen into the central hallway and stairwell area, a generous sized downstairs WC lies near to the understairs cupboard space; this useful room also has additional storage.

The main living room is double-aspect, well-proportioned and features a modern wood burning stove with oak mantle - perfect for warming up after a beautiful local country walk.

Upstairs: the three bedrooms and bathroom lead off from the light and airy upstairs landing. The master bedroom has built in wardrobes. All three rooms are generous in size, the third double room is currently utilised as a home office.

The family bathroom has been recently fitted, comprising of a separate Mira shower and enclosure, a free standing deep bath, a sink unit with deep double drawer storage, a toilet and double tower storage cupboard.

The loft access via the hallway has a built in ladder. The loft is partially boarded with plenty of storage shelving, deep piled insulation and access to the controls for the solar thermal system (panels are on the front roof).

Outside: in the grounds to the rear is a separate timber built lodge, comprising of two luxury double ensuite rooms, currently being successfully used for the highly rated thriving established business 'Lyonshall Lodge Bed & Breakfast'. Each room is spacious, has good ceiling height and a full ensuite with Mira shower. A small balcony sits at the front of each unit.





Area: Firs Cottage is situated on the outskirts of Lyonshall Village. The area is well-known for amazing, scenic walks, fabulous eateries and easy access to many annual food and rural festivals. The property is within walking distance of an award-winning café and restaurant as well as a nursery and garden centre. A modern, highly rated GP surgery is close by, with dental practice and physiotherapy department. The market town of Kington is a short drive away with shops, public houses, cafés and school.

At a glance:

Bedrooms:	3 + 2
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; Gas
Service:	Mains gas, electricity, water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

* correct as of instruction date | Source: Gigaclear

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EPC and floor plan available on the website.

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