

IVY COTTAGE

£425,000



“A sweet, unique country cottage”

Lyonshall, Herefordshire

This pretty, detached, two-bedroom cottage has an intuitive layout and flow, creating a practical yet cosy home. Well placed, to benefit from the amenities of nearby Kington, Ivy Cottage enjoys great, open views to the rear, flat gardens, storage sheds and plenty of parking.

- Pretty, detached cottage
- Two bedrooms
- Character throughout
- Intuitive interior flow
- Ample off road parking
- Gardens
- Great rear outlook
- Near to market town



Enter via the front porch - with room to hang coats and shoes - through into the redesigned open-plan kitchen. The space features wrap-around units, double sink, larder-style storage cupboard, an oven with attractive red splash back and overhead extractor, as well as a serving counter, which opens the kitchen out to the rest of the home. The dining room sits to the side, with double aspect windows: a cosy space, perfect for entertaining friends and family. A set of stairs sits just behind and leads up to the first floor.

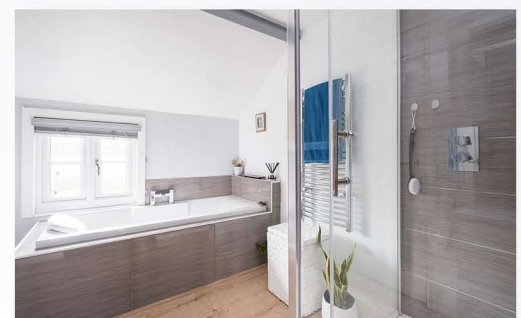
The sitting room lies to the rear of the property: with increased ceiling height, the room feels spacious but a cosy feel is maintained thanks to a large wood burning stove, which sits on the rear wall and provides a charming focal point. A sliding patio door accesses the rear patio.

To the other side of the property lies the useful utility room: here, there is room for white goods as well as cupboards and shelving, allowing all the working features of the home to be tidily tucked away. Behind this is a large shower room, consisting of a WC, a cupboard-mounted wash hand basin and a tiled shower enclose.

A further door leads through to the ground floor bedroom. This room will accommodate a double bed and has dual aspect windows. This room connects through to the living room.

Upstairs the vendors have created a beautiful, spacious master bedroom suite. This light and airy room features large built-in wardrobes and plenty of floor space for changing. In addition, there is a superb attendant ensuite bathroom: with a stylish bath, large shower enclosure, WC, towel rail and vanity unit with wash hand basin.

Outside: the property lies to the side of the road and flanked with a fencing and mature hedging. There is ample off-road parking and there is plenty of room to add a carport or garage, subject to necessary approval. A new patio area sits off the sitting room and is a great spot to enjoy summer barbecues or evening drinks. Decorative walling and attractive steps lead up to the extensive lawned garden. There is a kitchen garden to keep cooks happy as well as potting and storage sheds. A superb, rural outlook of open fields and mighty oaks is ever-present and sits over the rear boundary.





Area: Ivy Cottage is situated on the outskirts of Lyonshall Village. The area is well-known for amazing, scenic walks and easy access to many annual food and rural festivals. 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:	2
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; electric
Services:	Mains electricity, water and drainage.
Service charges:	Nil
Covenants:	None known
Broadband:	Yes

* correct as of instruction date



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.