

ROSE VILLA

£475,000



“A charming home with land and potential”

Shirl Heath, Herefordshire

Situated along a no-through road in a tranquil and private setting on the edges of the village of Kingsland, this warm and homely property offers a versatile layout with the bonus of plenty of outdoor utility including ample parking, a double garage, outbuildings and a superb, flat, gated paddock.

- A hidden gem
- Peaceful location
- 3 bedrooms
- Ample parking
- Approx 1.5 acres
- Double garage and outbuildings
- Scope to improve
- Beautiful gated paddock



With its cosy and inviting atmosphere, it's easy to see why Rose Villa has been a cherished family home for many years but the property is now ready for new owners to leave their own stamp, with much scope for renovation or extension, owing to the superb position, surrounding space and curtilage.

Enter into the reception hall where stairs lead up in front to the first floor and the generous living room sits to the right hand side and overlooks the front of the property. This large, versatile room can be easily zoned into two sections: comprising of a dining space and a sitting room at the far end. Here, a large, stone feature fireplace houses a woodburning stove around which everyone can gather on winter evenings.

Towards the rear, a second reception room is currently used as a TV room but could easily be used as a play room, home office or large hobby room. Patio doors open into the rear garden. The kitchen sits to the other side of the property and features traditional, wooden wall and base cabinet units, providing plenty of storage space. There is an eye-level oven and a gas counter top hob. A large window overlooks the front garden and across the neighbouring fields.

Behind the kitchen, an inner lobby provides access to a downstairs shower room and useful utility room, ideal for cleaning up after gardening or walks and housing all of the home's necessary white goods.

The first floor comprises a split landing, two double bedrooms (one with built-in storage cupboards), a single bedroom and a separate bathroom and WC.

Outside: the property is set back from the road, across an extensive lawn split by a path. The driveway leads around to the rear and terminates in a large hard-standing area, offering ample parking for several vehicles. There is a detached double garage and an additional shed and outbuilding for further storage. The garden area at the rear is mainly laid as patio with an ornamental pond, all bordered by mature shrubs and trees.

The real jewel in the crown of the outdoor space is the beautiful, flat, gated paddock. Here, mature fruit trees offer shade and shelter making it perfect for free-roaming chickens and small livestock or a kitchen garden... or as the perfect adventure playground for children.





Outside: [cont...] Total area of grounds extend to approx 1.5 acres (TBV by buyer’s solicitor).

Area: Rose Villa is located in Shirl Heath, in the catchment of Kingsland: a popular and highly-regarded Herefordshire village with a thriving community; it features two public houses, a general village store, Post Office and tea rooms, doctor’s surgery, picturesque village green in front of the St Michael’s and All Angels Church, primary school, village hall and well-known Luctonians Rugby Club. The village is also served by local bus routes. The village of Eardisland is just a short distance away, as is the market town of Leominster with its supermarkets, independent shops and eateries, medical centres and transport links.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; Oil
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.