



UPPER WRIGGLEBROOK LODGE WRIGGLEBROOK

KINGSTHORNE, HEREFORD HR2 8AW

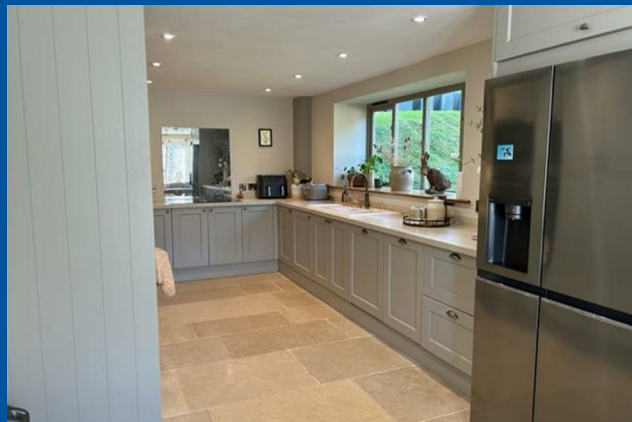
£499,500
FREEHOLD

An immaculately presented detached modern cottage built in 2004, situated in the sought-after village of Kingsthorne between Hereford and Ross-on-Wye with easy access to the M50. The property offers three bedrooms (one en-suite), a superb fitted kitchen, attractive low-maintenance gardens and extensive parking with potential for a garage (subject to consent).



UPPER WRIGGLEBROOK LODGE

- An attractive detached modern 'Cottage'
- Sought-after rural location
- Between Hereford & Ross-on-Wye
- 3 Bedrooms (1 en-suite)
- Oak doors, flooring & stairs
- Ample parking, manageable gardens



Full Description

An immaculately presented detached modern cottage built in 2004, in a sought-after rural location, 3 bedrooms (1 en-suite), superb fitted kitchen, gardens and excellent parking. This exceptional, detached property occupies a peaceful rural setting in the highly favoured village of King's Thorn which lies between the Cathedral City of Hereford (6 miles) and the market town of Ross-on-Wye (9 miles) with the M50 motorway link (junction 3) with good connectivity to Birmingham and South Wales. Within the Parish of King's Thorn there is a bus service and a village hall and further amenities are available in the neighbouring village of Much Birch where there is also a public house, church, a primary school and doctors' surgery.

The property was constructed just over 20 years ago in a traditional style of stone elevations and has oil central heating, double glazing and is very well presented with further features including a superb fitted kitchen, a large second floor bedroom, a large parking area with space for the erection of a garage (subject to necessary planning consent) and an attractive garden with various seating areas designed for ease of maintenance.

Planning permission was approved on 19th April 2023 for an Oak framed single storey extension (application number 230559) - full plans are available on the Herefordshire Council Planning Portal (now lapsed).

We highly recommend an internal inspection of this property which is more particularly described as follows:-

Oak Framed Porch

With oak door to

Reception Hall

Wood-boarded floor, 2 radiators, cloaks cupboard, understairs store cupboard.

Downstairs cloakroom

WC, wash-hand basin, tiled floor, radiator, extractor fan and store cupboard.

Lounge

Recessed fire-place with ceramic wood-burning stove, radiator, shuttered windows to front and side.

Kitchen/dining room

Recently fitted with a range of high quality traditional style units with worksurfaces and splashbacks, 1½ bowl porcelain sink unit with Quooker tap, built-in electric double oven and microwave, ceramic hob with integrated extractor hood, built-in washing machine, built-in dishwasher, polished flagstone floor, radiator, windows to front and side.

Spacious first floor landing

Wood-boarded floor, radiator, door to rear patio, cupboard housing the oil-fired central boiler, walk-in storage cupboard with window.

Bedroom 1

Exposed floorboards, radiator, wall light points, windows, with shutters, to front and side and the DRESSING ROOM with wood-boarded floor, radiator, window to rear and door to the ENS-SUITE SHOWER ROOM with tiled shower cubicle with mains fitment and glass screen, wash-hand basin, WC, radiator, shaver point extractor fan and window.

Bedroom 2

Wood-boarded floor, radiator, window to side, Velux window to front.

Bathroom

White suite comprising a bath, wash-hand basin, WC, separate tiled shower cubicle with mains shower with overhead and hand-held fittings, shaver point, radiator, part-panelled walls, extractor fan, and window.

A door from the Landing leads to an Inner Landing

With staircase to the

Attic/Bedroom 3

Wood-boarded floor, 3 Velux roof windows, access to eaves storage space and Study Area.

Outside

The property is initially approached via wooden 5-bar gates which lead to a gravelled parking area - with space for the construction of a garage (subject to planning consent). There is a stone retaining wall, raised beds and lawned area. Steps with picket fencing and a gate to the main garden which lies to the front of the property and is lawned with a paved patio and there is a sundeck, retaining wall and then steps leading to an upper lawned garden area and with a pathway to the rear patio (with access door to the first floor landing), stone retaining wall. Outside lights, oil storage tank and garden shed. The garden is enclosed by fencing.

Staircase leads from the Reception Hall to the

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Services

Mains electricity is connected. Private water supply (£95 per quarter). Telephone (subject to transfer regulations). Private shared drainage system. Oil-fired central heating.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From Hereford proceed south on the A49 toward Ross-on-Wye and, at the top of The Callow, turn left as signposted King's Thorn and Little Birch. Continue to the bus shelter and then, turn left into The Thorn, towards Little Birch, and then take the 1st turning right into Wrigglebrook Lane and the 1st turning right again into Upper Wrigglebrook Lane and the property is located on the right hand side, after about 100 yards. What3words - driveway.brushing.disprove

Outgoings

Council tax band E

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

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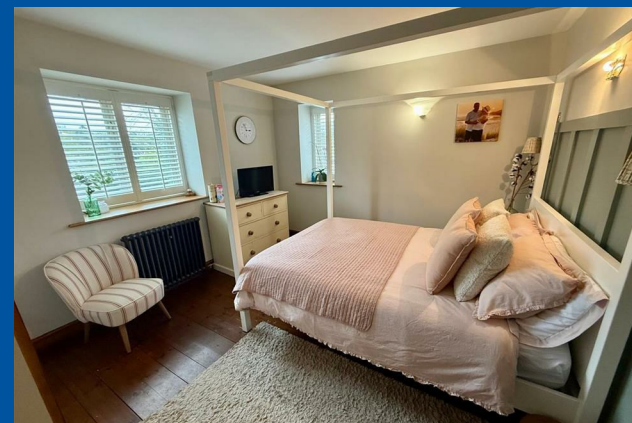
Money Laundering

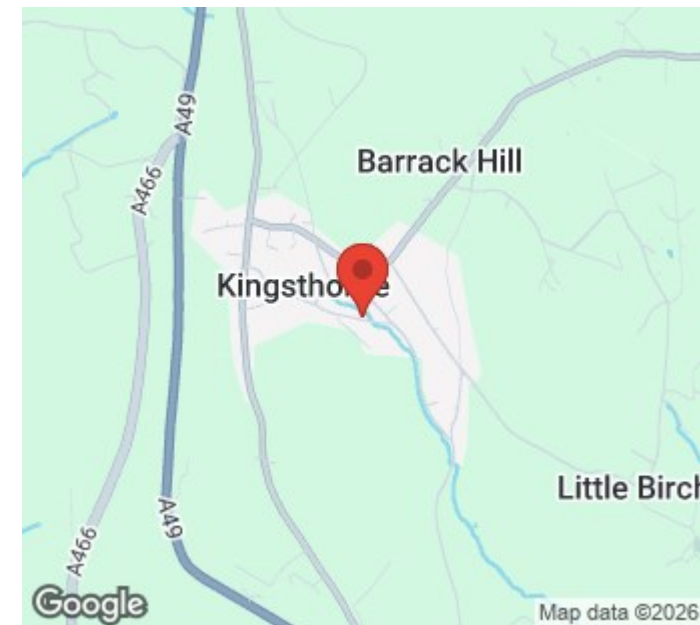
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Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D HEREFORD Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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