

The Old Carpenters Shop Kinnersley, Hereford, HR3 6QB

Sunderlands
Residential Rural Commercial

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Summary of Features

- Detached individual property
- Deceptively spacious and well presented
- 4 bedrooms, 5 reception rooms
- Delightful gardens & parking.

Offers In The Region Of £540,000

A detached individual property which has been significantly extended and remodelled over the years to form deceptively spacious family accommodation. Set in this accessible rural area in the village of Kinnersley, the property is strategically well placed for Hereford, Hay on Wye, Kington and Leominster.

The property comes to market for the first time in 30 years and has over the years had a mixed commercial use but in more recent times purely a residential property. Accommodation is oil fired central heated and double glazed and well presented throughout having good sized rooms which provide a flexible layout with even potential to form an integrated annex. From the enclosed porch, there is a small room with plumbing for appliances, a further door leads to a wide reception hall to a principle lounge/sitting room area being open plan and good size with fireplace. Doors lead to a conservatory with a pleasing outlook into the garden. The kitchen has a range of painted wood timber units and door through to a dining room. To the other end of the house, the inner hallway leads to a study area and utility. Stairs rise to the First Floor to a wide landing area and doors off to four double bedrooms, some with fitted wardrobes and most having views out over the fields and road leading through the village. There is an en-suite bathroom as well as family bathroom.

To the outside there is a parking area for a number of cars, formal gardens which are pleasantly private and a cultivated section with raised planters and greenhouse and area providing further parking. To fully appreciate the many attributes of this home, an internal inspection is recommended.

Situation
Kinnersley is a village that lies approximately 11 miles north west of Hereford towards the Welsh border and the towns of Hay on Wye, Kington and to the east, Leominster. All these centers offer a variety of facilities and amenities. The nearest village would be Eardisley about 2.5 miles away where there is a Post Office, shop, public house, church, tennis courts, Boules/Petanque and croquet clubs. For keen walkers there is also the Black and White trail in the nearby village of Weobley. Surrounding villages such as Almeley, Eardisley, Staunton on Wye, Kington and Weobley offer schooling (including Primary and Secondary schools).

Outside
The property is approached off the main road to a parking area for a number of cars with a path leading to the front door. The property features some delightful gardens which are primarly laid to lawn with border raised beds which are well stocked with a variety of plants and shrubs and particularly to the rear being pleasantly private. Fencing encloses most of the garden with screening trees. Part of the garden has been set aside and cultivated again, with raised beds for vegetables etc. A greenhouse and further hard standing with a secondary access gate to a parking area. There are two sheds and a brick build BBQ.

Services
Mains, water, electricity, private drainage. Two year old oil central heating boiler.

Anti-Money Laundering
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Council Tax Band
Herefordshire Council - E

Tenure
Freehold.

Directions
Leave Hereford via Kings Acre Road and follow the A438 for about 12 miles until passing through the villages of Staunton on Wye and into the village of Letton. Take the right turn in the village sign posted Kinnersley and follow the country lane for about two miles to where it joins the A4112 Leominster Road. The property can then be seen immediately on the left hand side as denoted by the Agents for sale sign.





















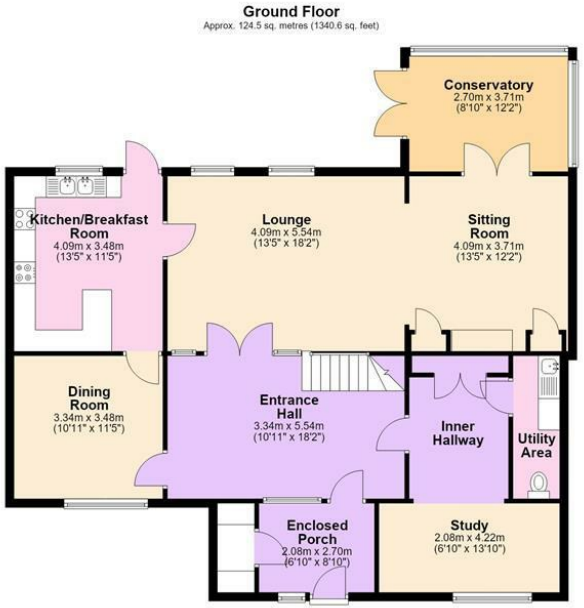


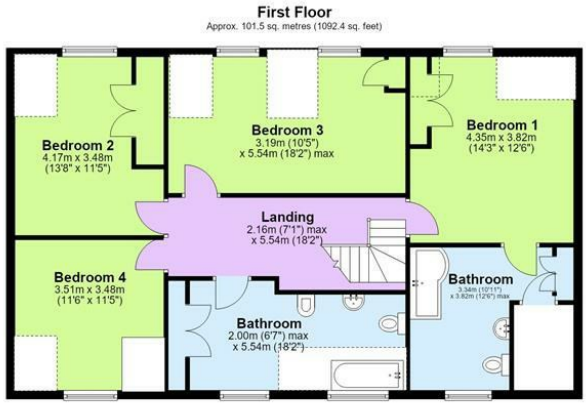


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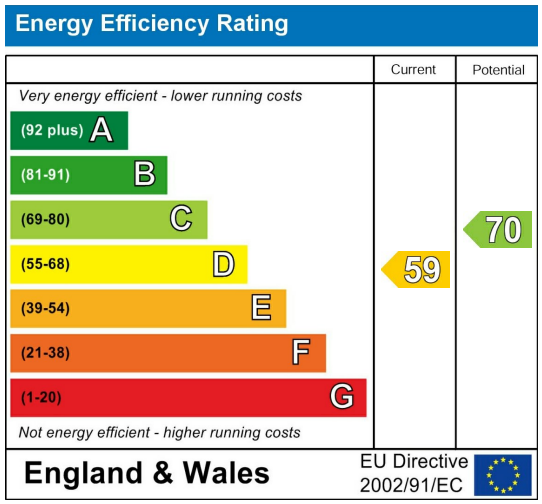
Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email:
hereford@sunderlands.co.uk

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





Total area: approx. 226.0 sq. metres (2433.0 sq. feet)



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.