



## LOWER NEWTON KINNERSLEY, HEREFORD HR3 6QB

£535,000  
FREEHOLD

Situated in the rural village of Kinnersley west out of Herefordshire, an immaculately presented, modern semi detached barn conversion with character throughout from exposed stone walling, feature beams and vaulted ceilings.

Comprising of a large kitchen/dining space and spacious lounge to the ground floor with useful downstairs W/C & utility, with three double bedrooms, en-suite & family bathroom to the first floor. To the outside there is a landscaped garden, single garage & carport alongside further driveway parking. The property benefits from an air source heat pump with zone controlled underfloor heating to the ground and first floor.

A viewing is highly recommended.



# LOWER NEWTON

- Semi detached barn conversion
- Three double bedrooms, one en-suite
- Off road parking, carport & single garage
- Air source, zone controlled under floor heating
- Immaculately presented throughout
- Must be viewed!



## Ground Floor

With feature entrance door leading into the

## Entrance Hallway

A charming and characterful entrance space with feature vaulted ceiling, wall and ceiling beams, oak staircase leading to the first floor with useful under stair storage cupboard, a door leads into the downstairs W/C, a large opening provides access into the

## Kitchen/Dining Room

This expansive, open-plan room is the hub of the home, combining a high-end kitchen with plenty of space for both dining and relaxing.

The Kitchen, fitted with sleek matte cabinetry, ample work surface space over and a large central island with breakfast bar and hob. It includes a full suite of integrated appliances including fridge/freezer, dishwasher, oven, microwave and a 1 1/2 bowl sink and drainer unit with instant hot water tap. High ceilings with exposed beams and recessed spotlights give the room a sense of character and natural light floods the space through a front-facing window and three floor-to-ceiling windows that overlook the grounds. A single door leads directly out to the private garden. The room is completed by a door to a practical utility room and grand double doors that open into the living room.

## Living Room

A spacious living area with feature vaulted ceiling, exposed stone wall and woodturning stove with tiled

hearth. Dual aspect double glazed windows to the front and side with two further velux windows flood the space with natural light.

## Utility Room

Comprising matching wall and base units with work surface space over, under counter space for washing machine and tumble dryer, tiled floor and double glazed window.

## Downstairs W/C

With low flush w/c, wash hand basin, feature exposed beams, tiled floor and recess spotlights.

## First Floor Landing

A spacious, light and airy landing space with feature exposed beams, wood flooring, cupboard, recess spotlights, three wall lights and doors leading into

## Main Bedroom with En-suite

A spacious principal bedroom with feature vaulted ceiling, wool carpet, dual aspect tilt and turn windows with beautiful countryside views, feature exposed beams, fitted double wardrobe and pocket sliding door into

En-suite shower room

Comprising corner shower cubicle with mains fitment rainfall shower head over and tiled surround, vanity wash hand basin with mirrored storage cabinet over, low flush w/c, chrome heated towel rail, recess spotlights and tilt and turn window.

### Bedroom Two

With fitted carpet, feature exposed beams, tilt and turn window overlooking the rear garden, double fitted wardrobe, recess spotlights and useful storage cupboard housing the under floor heating manifold.

### Bedroom Three

With fitted carpet, feature exposed beams, tilt and turn double glazed window with fantastic countryside views, feature pocket door, recess spotlights.

### Bathroom

Three piece suite comprising p shaped panelled bath with mains fitment rainfall shower head over and tiled surround, low flush w/c, vanity wash hand basin with storage below and mirrored storage cabinet over, chrome heated towel rail, recess spotlights and double glazed tilt and turn window.

### Outside

Within the private landscaped garden there is a good sized area of lawn with patio area perfect for entertaining with a variety of mature shrubbery and potted plants. A paved pathway leads to the access gate out to the designated parking area, carport and single garage with light and power.

### What3words

What3words/// caged.tungsten.videos

### Money Laundering

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Outgoings

Water and drainage rates are payable.

### Property Services

Mains water and electricity are connected. Air source underfloor heating. Private drainage system.

### 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.

### Tenure & Possession

Freehold - vacant possession on completion.

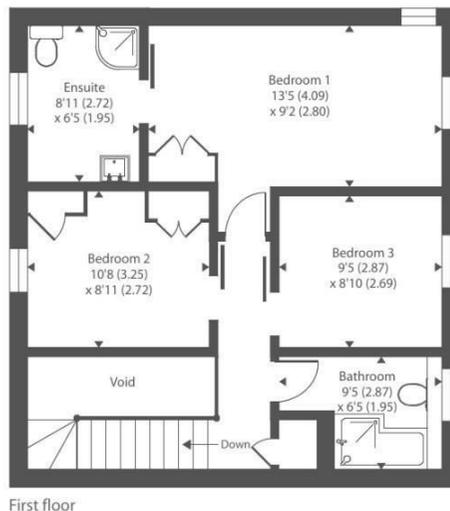
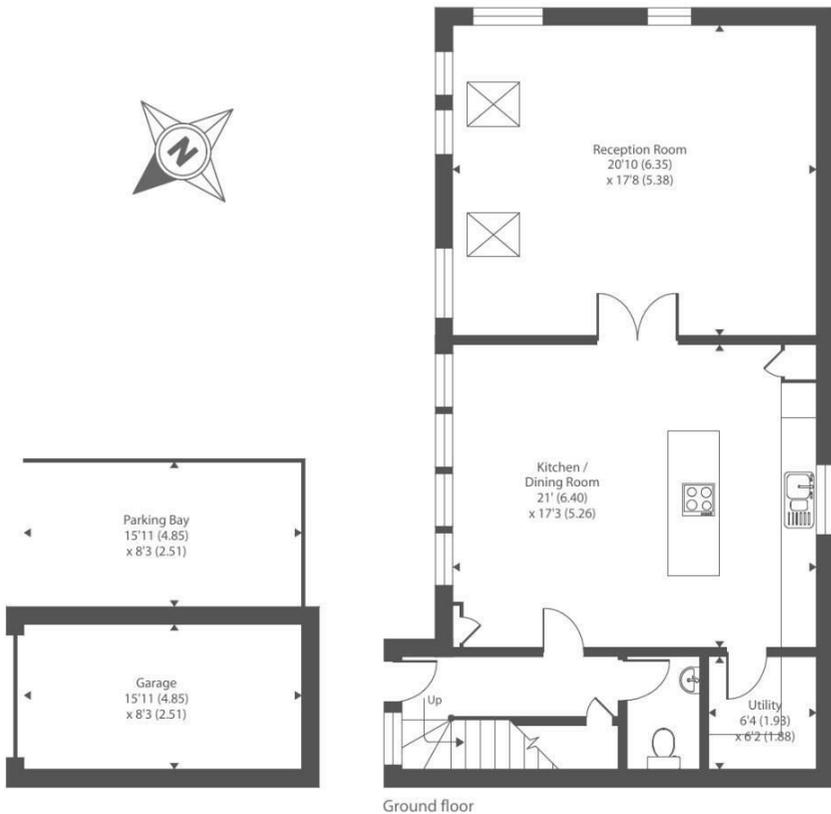
### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## LOWER NEWTON



Approximate Area = 1461 sq ft / 135.7 sq m (Excluding void)  
 Garage = 131 sq ft / 12.2 sq m  
 Total = 1592 sq ft / 147.9 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C 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

Flint and Cook Hereford Sales  
 22 Broad Street  
 Hereford  
 Herefordshire  
 HR4 9AP

01432 355455  
 hereford@flintandcook.co.uk  
 flintandcook.co.uk

