



FARRIERS
Kingsthorpe, HR2 8AL

BB

Farriers
Forge Lane
Kingsthorne
HR2 8AL

Beautifully presented and deceptively spacious, a very attractive modern village house with off road parking, a large, detached garage and adjoining paddock, extending to approximately 1 acre.

Guide Price £750,000



Situation and description

Farriers is set amongst a number of individual properties and is approached from a small lane by its own private driveway. Kingsthorne, which together with its sister village of Much Birch, has a primary school, doctors' surgery, nearby hotel, village hall and easy access via the A49 to the cathedral city of Hereford and the market towns of Monmouth, Abergavenny and Ross on Wye to the south. In addition, there are woods nearby ideal for dog walking and an hourly bus service to and from Hereford to Ross on Wye, which passes through the village.

Beautifully presented throughout this individual modern house has been extended and improved to offer very spacious and comfortable living space. With central heating and double glazing along with internal shuttered windows, limestone floors, and a number of oak doors, the house is well equipped and also has a beautifully fitted kitchen which includes a traditional 2 ring oven Aga and a separate oven and grill Aga. On the first floor a sumptuous master bedroom suite with large dressing area and stylish en-suite shower room provides a luxurious touch and was created by combining two bedrooms into one. This has created a very spacious bedroom area but could easily be divided back to create four bedrooms, if required.

In addition, there is extensive off-road parking, a larger than average double garage and a very useful paddock which has its own separate access and offers another dimension to this impressive property.

On arrival, a front door leads into an enclosed entrance porch and hall, which has a limestone tiled floor, useful storage recess, cupboard and internal oak doors leading into the house. The main sitting room also has a limestone floor, plenty of light and space, fitted bookshelves, a fireplace with fitted multi fuel fire and glazed doors leading out to a covered rear sun terrace. Folding doors also lead through to a beautifully appointed kitchen/breakfast room which again offers plenty of space. With painted cupboards and walnut working surfaces, the kitchen is very stylish and includes a traditional 2 ring oven Aga and a separate oven and grill Aga, single drainer sink unit, limestone tiled floor, good sized breakfast area fitted shelving and bi-fold doors to the rear. An adjoining utility room then includes a pressurised hot water system and oil-fired central heating boiler as well as further cupboard space.

At the other end of the house a good-sized study offers a quieter area to relax, or work and has shuttered windows on two sides, limestone flooring and a door through to a large ground floor cloakroom with WC, wash hand basin and fitted cupboards.



From the entrance porch and hall, a fully carpeted half turn staircase leads up to a galleried landing and to three individual bedrooms and a very comfortable and well-appointed family shower room. The master bedroom suite is very impressive and beautifully designed throughout and provides plenty of space to relax. A large double bedroom has shuttered windows to the front and rear and then opens into a large dressing area with fitted wardrobes to two walls which incorporate a hidden dressing table with a vaulted ceiling and high windows. A luxury en-suite shower room then includes a Matki large walk-in shower and a



Front reception hall leading through to kitchen/breakfast room & sitting room







Very impressive master bedroom suite with two further bedrooms



Outside

Farriers is approached from a small lane by its own gravelled driveway which offers ample parking and turning space for several cars. A large double garage then lies to one side and has an automatic roller door, to the front, a door and window to one side, a loft over and a rear kitchen area and separate WC.

The gardens then lie to the rear and side and have been landscaped with lawned areas, floral borders, shrubs and a sun terrace at the rear of the house with a glazed veranda over.

A path to the rear of the garage then leads into the paddock which includes an old stable and extends to approximately 1 acre with its own access directly from the lane.

Services and Considerations

Mains electricity and mains water

Septic Tank

Oil fired central heating

A mixture of triple and double glazing

Solar Panels (12) - Quarterly payments currently approximately £750.00

Tenure Freehold

Council Tax Band E

EPC B 84/97

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Broadband <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

Covenants – There is a restrictive covenant and overage on the land – further details on request

If you need help with or are unsure about any of the information contained in these details, please let us know.

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.



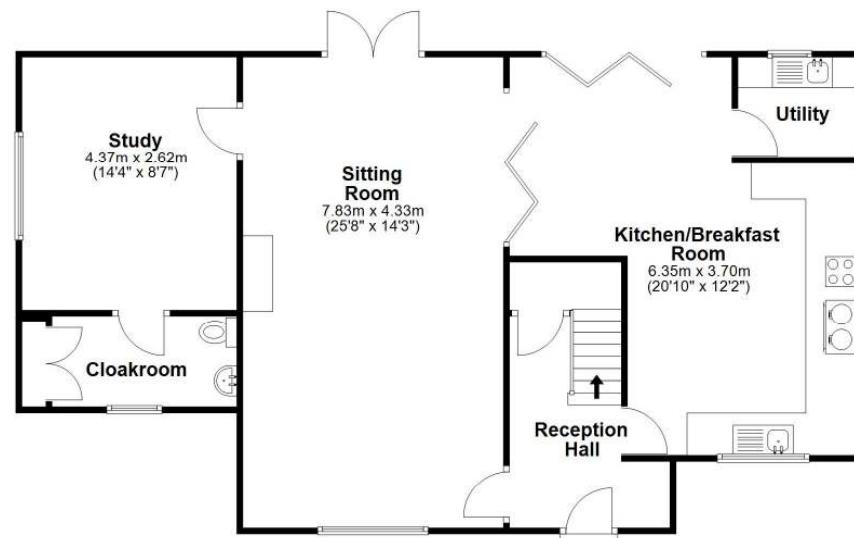
Directions

What3Words ///
backpack.cooked.animate
From Hereford take the A49 south towards Ross on Wye and after approximately 3 miles, turn left for Kingsthorpe. Proceed into the village and after passing the bus stop on the right, continue for about 300 metres before turning left into Forge Lane. Farriers will then be found on the right-hand side.

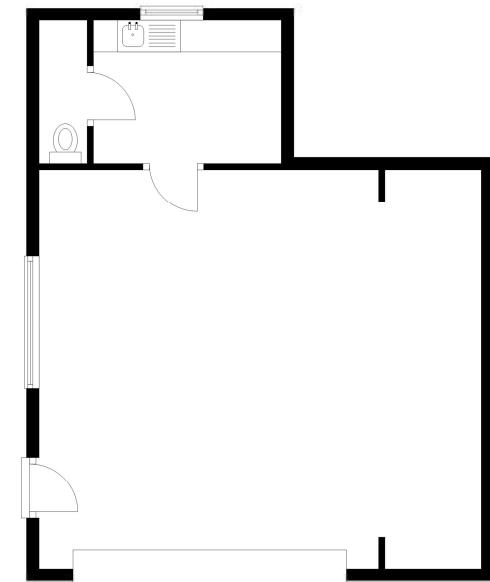


Ground Floor

Veranda



Garage



First Floor



Total area: approx. 198.1 sq. metres (2131.9 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Total area: approx. 53.4 sq. metres (575.1 sq. feet)
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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

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