

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Lyonsall, Kington, HR5 3JN

£2,200 pcm

This beautifully converted four-bedroom detached former chapel, offering a harmonious blend of spacious living and modern comforts. The property is let unfurnished and comprises of: Living room with wood burning stove, kitchen with integrated appliances, four double bedrooms, two ensuite bathrooms and wet room, further family bathroom, large rear garden with patio area and summer house, garage and ample room for multiple cars.

Bedrooms: 4 | Bathrooms: 3 | Receptions: 1



Regulated by

RICS

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3-7 New Street, Ledbury, Herefordshire, HR8 2DX

Offices also at Malvern, Upton, Colwall, Ross-on-Wye Office & London



Deposit: £2,538.46

Furnishing: Unfurnished

Discover this exceptional, beautifully converted four-bedroom detached former chapel, offering a harmonious blend of spacious living and modern comforts.

Upon entering, you are greeted by generously proportioned living spaces, including a stylish and contemporary kitchen/breakfast room with a central island, large reception room with vaulted ceiling, ideal for relaxation and entertaining. Ground Floor Bedroom with en-suite. The first floor overlooks the living room with a gallery landing, three further comfortable bedrooms, one of which benefits from en-suite bathroom, alongside an additional well-appointed family bathroom with jacuzzi bath, ensuring ample space and privacy for all.

The property benefits from gas central heating throughout, complemented by the added luxury of underfloor heating to ensure comfort in every season. A charming wood burner provides an inviting focal point for cooler evenings, creating a warm and welcoming atmosphere.

Outside, the property boasts a private garden and a dedicated patio area, perfect for outdoor dining and enjoying the surroundings as well as a summer house. Parking is made easy and secure with a private driveway for multiple cars, detached garage with adjoining carport, offering both convenience and ample storage.





Location

Lyonshall is a small village within Herefordshire that is known for its peaceful rural setting, historic buildings, and close-knit village community. The village is surrounded by attractive countryside and farmland, located only 3 miles from popular market town of Kington, which offers an abundance of shops, sport and leisure facilities, schooling, doctors surgery and transport links. It also has the benefit of a good bus route to Kington.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax Band

COUNCIL TAX BAND "E" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

Energy Performance Certificate

The EPC rating for this property is B (82).

Holding Fee & Deposit

Before the tenancy starts (payable to John Goodwin 'the Agent')

Holding Deposit: 1 week's rent which equates to £507.69

This is to reserve a property. Please note: This will be withheld if any relevant person (including guarantors(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Deposit: 5 weeks' rent which equates to £2538.46

This covers damages or defaults on the part of the tenant during the tenancy.