The Laithe House, Kinnersley, HR3 6NY

Price £485,000

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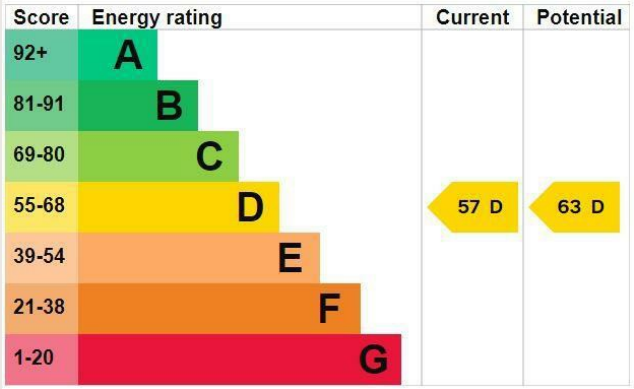
The Laithe House
Kinnersley

Offered for sale with no chain involved, we are pleased to present this characterful barn conversion located in the lovely rural hamlet of Kinnersley, North West Herefordshire. Offering split level accommodation, two impressive reception rooms, mature landscaped gardens, driveway parking, garaging and views of the Black Mountains; this is a property not to be missed.

- CHAIN FREE
- THREE BEDROOMS
- TWO BEDROOMS WITH EN-SUITES PLUS FAMILY BATHROOM
- CHARACTERFUL BARN CONVERSION
- RURAL LOCATION
- BEAUTIFULLY LIGHT & WELL APPOINTED
- DOUBLE GARAGE
- GATED, DRIVEWAY PARKING
- MATURE & ATTRACTIVE GARDENS
- FLEXIBLE ACCOMODATION OPTIONS

Material Information
Price £485,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: G
EPC: D (57)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
Formerly two cattle sheds which were converted in 2000 this wonderful barn conversion has been home to the current vendor for eleven years. The Laithe House enjoys split-level accommodation equating to the following: entrance hall, two reception rooms, boot room, cloakroom, kitchen, utility, three bedrooms (two with en-suite) and family bathroom. Externally, there is gated driveway parking, a double garage and front and rear gardens.

Property Description
Entry begins into a entrance hallway with stairs leading to the bedroom accommodation, kitchen and utility room. To the left is access to a cloakroom, boot room and two reception rooms. The cloakroom has a WC and hand-basin and the boiler is housed here. Next door is a boot room; ideal for storing coats/hats and muddy boots from dog walking/gardening or other rural pursuits that the area is renowned for. The first reception room is an impressive room with vaulted ceiling and a south facing wall of floor to ceiling windows and doors leading to a patio area and offering views of the Black Mountains beyond. A central brick fireplace with stone hearth generates warmth and comfort for those cooler Winter evenings. The second reception room also has floor to ceiling glazing to make the most of the home's rural setting. The room can be flexible in its use whether for dining/study/hobbies or to be used as a family snug.

On the split level, which is accessed by a short run of stairs we find the remainder of the accommodation. The kitchen is a generous size helped by the exposed ceiling trusses that this home enjoys. Roof lights flood the room with light and double doors lead out onto a pergola protected patio for direct access to the garden for moments of alfresco dining/Summer entertainment. The kitchen is equipped with a good range of base and wall units with integrated appliances to include a double oven and hob, fridge-freezer and a dishwasher. There is room for a breakfast table here and kitchen island if desired. Almost as an extension to the kitchen area but tucked away with doors leading to the garden is a kitchen/utility room. There is housing for a washing machine and tumble dryer here, further work top for those additional kitchen appliances, wall and base units for storage and a second sink.

The master bedroom is a generous size with doors leading out to the garden and benefits from having its own en-suite facilities. The en-suite has a shower cubicle, WC, traditional hand-basin with vanity cupboard, heated towel rail and velux roof light. Bedroom two also has access to the garden and its own en-suite facilities ideal for any visiting guests. The en-suite has a shower cubicle, WC, hand-basin, heated towel rail and velux roof light. Bedroom three is lit by a velux roof light and would lend itself to becoming a home office/dressing room if that extra third bedroom is not needed. The family bathroom has a full size bath, oval hand-basin with vanity cupboard, WC and skylight.

Garden, Garaging & Parking
Approached off a quiet lane to a graveled parking area the pretty gardens lie both to the front and to the rear of the property. The front garden has a walled and gated boundary with a variety of mature trees and shrubs. There is an area of patio adjoining the front of the property that is ideal for sitting to admire the undisturbed views of the rolling hills in the distance. The rear garden is also blessed with a wall boundary, mature borders of colourful herbaceous plants, a variety of trees and shrubs to add interest and a patio area with pergola for times of alfresco dining/Summer entertainment.

The home benefits from having a large garage (brick, block and timber frame construction) with double door access, concrete floor, power and lighting. As the garage adjoins the main residence, subject to the necessary planning permissions: further living accommodation could be achieved if needed.

There are plenty of rural walks from the doorstep and scenic views aplenty.

Services
Tenure: Freehold
Herefordshire Council Tax Band G
Oil fired central heating, mains water and electric and shared septic tank.

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 2 Mbps 0.3 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Gigaclear
Source: Ofcom Mobile Checker

Outdoor & Indoor mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
Kinnersley is situated in the north western part of the county equidistant from the Historic Cathedral City of Hereford and the Market Town of Leominster with good local facilities available only a short commute in Kington. Kinnersley is located approximately 2 miles from the River Wye and surrounded by steep hills and views towards The Black Mountains. Nearby Eardisley benefits from having a public house, post office, village shop, a primary school and a church.

What3words
What3words:///printer.grazes.chugging

Agent's Note
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS
From Leominster, take the A44 to Kinnersley. Continue on through Kinnersley and take the turning for Ailey Lane on your left. On the sharp bend leading to the left, take the driveway access on the right and Laithe House can be found here.

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