

# NEW HAVEN

£240,000



“A unique, detached, 2-bed home”

Lyonshall, Herefordshire

This unique, detached, 2-bedroom property offers an escape to the country but without the hassle of navigating single-track rural roads; conveniently located between Lyonshall and the bustling town of Kington, New Haven benefits from a new kitchen, shower room, garden, garage and parking.

- Quirky detached property
- Driveway and garage
- Room to add own stamp
- Convenient to Kington
- Garden
- No onward chain



The current vendor has made large improvements to the property - inside and out - but there is still room for a new owner to put their own stamp on the finishing touches to create a perfect home.

There are two points of entry to the property: one through a formal entrance and one to the side, directly into the dining room - this room is a good size and easily accommodates a large table, around which friends and family can gather at mealtimes.

This space leads through to the recently fitted kitchen; there are plenty of cupboards for storage, a built-in oven, counter-top hob, refrigerator, shelving and a large bank of windows, which overlooks the open fields to the rear, offering rural views.

The sitting room is situated to the front and is light and airy, courtesy of dual aspect windows. A wood burner sits within a timber and tile fireplace and there are various wooden shelves and attractive nooks around the room for housing books and keepsakes.

To the far end of the property there are two double bedrooms, both serviced by a newly-fitted shower room with WC, wash hand basin, heated towel rail, separate shower cubical and storage cupboard. A part-boarded loft space is accessed via the master bedroom.

Off the kitchen is an expansive utility area with fitted cupboards and counter top - this large space is great for storing coats and boots as well as providing a sleeping/ living area for pets. A further door accesses the attached garage with metal up-and-over door.

**Outside:** The garden sits to the side of the property, with privacy supplied via a combination of a stone wall, mature hedging and a newly-erected wood panel fence. There is a choice of seating areas and paved pathways wind through the recently-cleared outside space, waiting for a new owner to add their stamp to the garden.

A driveway for parking sits in front of the garage.





**Area:** New Haven is situated on the outskirts of Lyonshall Village. The area is well-known for amazing, scenic walks, fabulous eateries and easy access to many annual food and rural festivals. The property is within walking distance of an award-winning café and restaurant as well as a nursery and garden centre. A modern, highly rated GP surgery is close by, with dental practice and physiotherapy department. The market town of Kington is a short drive away with shops, public houses, cafés and school.

**At a glance:**

Bedrooms:	2
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; Oil
Services:	Mains water and electricity; private drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes

\* correct as of instruction date



EPC and floor plan available on the website.

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