



Owls Rest, Lower Cross, Kington, HR5 3BG
Price £275,000

Owls Rest Lower Cross Kington

A well appointed, CHAIN FREE and surprisingly spacious detached, modern home nestled in the heart of the highly popular market town of Kington. Wonderfully light and well designed, Owl's Rest benefits from having two double bedrooms and an enclosed parking and patio area. It is within walking distance of the town's amenities.

- CHAIN FREE
- DETACHED TWO DOUBLE BEDROOM MODERN HOME
- THOUGHTFUL LAYOUT AND SURPRISINGLY SPACIOUS
- THREE RECEPTION ROOMS
- UTILITY & CLOAKROOM
- GATED DRIVEWAY PARKING AND FRONT PATIO
- EASY WALK TO AMENITIES
- LOCATED IN THE POPULAR MARKET TOWN OF KINGTON

Material Information

Price £275,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: (null)

For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate



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

Situated within the desirable market town of Kington is this 'Tardis sized' two double bedroom, modern home. The property has accommodation comprising; entrance hall/sitting room, utility, kitchen, dining room, sitting room, cloakroom, two double bedrooms and a family shower room. In addition there is an enclosed parking area and front paved garden for outside dining.

Property Description

Entry begins into an entrance hallway that is currently set up as an occasional sitting room. The flooring has practical tiling and there is room for the storage and hanging of coats and outdoor footwear. There is an additional door that leads out to the side of the property. Straight ahead is a utility room where the boiler is housed. The utility has a range of wall cupboards, sink with some worktop and housing for a fridge and washing machine. Access from the utility is given to the kitchen. The kitchen is light and airy as it is lit by two large Velux roof lights. There is also a window that overlooks the entrance hall, again, adding light to the room. There is a range of wall and base units with housing for a dishwasher and fridge, along with a gas hob top and waist height double oven. Double doors lead out into an adjoining dining room which has side aspect and flows nicely back into an inner entrance hallway. The inner hall has a staircase leading to the first floor, under-stair cupboard useful for storage, cloakroom and entrances leading back to the front door and a sitting room with front aspect. The cloakroom has a WC, hand-basin and radiator. The sitting room benefits from having an open fire with granite hearth and wooden fire surround. On the first floor are two bedrooms, shower room, loft access and a light and airy landing lit by a Velux roof light. Bedroom one and two are of similar size and both doubles. They both have built-in storage and side aspect. The shower room has a large walk in shower with modern chrome fitments, traditional hand-basin and WC. It is also lit by a Velux roof light.

Garden & Parking

Double gates lead onto a private driveway where a small car could be parked.

To the front of the property is an area of patio ideal for moments of bistro dining and for displaying an array of potted plants and shrubs.

Services

All mains services connected
Tenure: Freehold
Herefordshire Council Tax band D

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 19 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
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

Kington is an historic market town on the English/Welsh border, and though on the western side of Offa's Dyke, it has been an English town for a thousand years. The town still has a regular livestock market, weekly Country Market and regular Local Food and Craft Market and monthly Art, Craft and Vintage Market plus the popular Festive Food from the Borders. The town possesses a most attractive riverside recreation ground which houses the town's cricket club and is the venue for many local outdoor events. Kington Golf Club's 18-hole course on Bradnor Hill is said to be the highest in England, over 390 metres above sea level. It is a "Border Town" in the Marches in an area where it rightly claims to be a centre for walking and hosts it's own annual walking festival Kington Walks in September. Also the Spring Walking Festival in April. The local countryside can also offer quiet country lanes for those visitors who prefer to cycle. The west end of Kington is dominated by the tall clock tower commemorating Queen Victoria's Golden Jubilee in 1887. Adjacent to this is Kington's Museum. On the edge of Kington can be found Hergest Croft Gardens where you can enjoy naturally landscaped gardens with two national collections of trees. You can also visit The Small Breeds Farm Park and Owl Centre at Kingswood, Kington.

The property is located within walking distance of the town centre with two public car parks situated nearby. Kington town is well catered for offering a number of individual shops, post office, library, supermarkets, a doctors surgery, a leisure centre plus nursery, primary and secondary schooling. The nearby town of Presteigne is just 6 miles with the historic market town of Leominster some 16 miles and the Cathedral City of Hereford approximately 20 miles away.

What3words

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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 follow the A44 north to Kington. At the roundabout, take the third exit and stay on the A44. At the next roundabout take the first exit onto Victoria Road. Follow the road to Duke Street where the entrance to Lower Cross Lane is on your right hand side.



