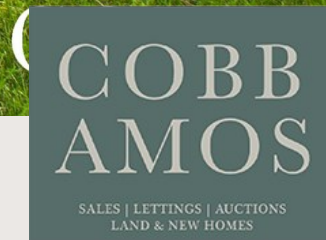




**Longford, North Road, Kingsland, HR6 9RZ**  
**Price £695,000**



# Longford North Road Kingsland

CHAIN FREE - A delightful, country, family home nestled within the desirable rural village of Kingsland and suitable for those seeking a large plot with qualities of privacy and well proportioned living accommodation. The property has been well maintained by the current vendors and offers versatile space aplenty for large families (excellent schools and amenities nearby), those working from home, keen gardeners or motor enthusiasts whose essential requirements are garaging and driveway parking. Since being built, Longford has been in the same family hands making this an opportunity too good to miss.

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- STUDY & LARGE SITTING/DINING ROOM
- TASTEFULLY STYLED AND THOUGHTFULLY DESIGNED
- WELL EQUIPPED FOR BUSY FAMILY LIVES
- SOUGHT AFTER VILLAGE LOCATION
- GENEROUS & PRIVATE PLOT OF 0.5 ACRES
- IMPRESSIVE GARAGING & DRIVEWAY APPROACH/PARKING
- IMMACULATE CONDITION

## Material Information

**Price** £695,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** F

**EPC:** D (61)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

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



Approximate total area<sup>(1)</sup>  
1780 ft<sup>2</sup>  
165.3 m<sup>2</sup>

Reduced headroom  
12 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

Built in the 1960s Longford offers timeless design, generous proportions and quality finish throughout. The accommodation itself consists of the following: entrance hallway, study, cloakroom, sitting/dining room, kitchen/breakfast room, second entrance, utility, integrated garage, three bedrooms and family bathroom.

## Property Description

Entry begins into a light and bright entrance hallway. The quality of this home starts to reveal itself here, in the stunning, oak parquet flooring that echoes throughout the ground floor (in all rooms other than the kitchen). A staircase is on show here with open treads, oak boards and a galleried landing section with contemporary styled aluminium hand rails.

To the left of the hallway (that could be used as a separate wing for 'working from home' purposes/ground-floor bedroom and wash facilities) is a study and cloakroom. The study benefits from having an impressive bay window where the current vendors have placed a desk to enjoy the mature and green views of the front garden. The room is equipped with bespoke shelving, desk and drawers that balances the honey toned colours of the parquet flooring below. The cloakroom next door has been attractively tiled and consists of a WC, hand-basin, radiator, in-built storage cupboard and window out.

Back into the entrance hall and to the right is a generously sized and striking sitting room with dual aspect sliding doors filling this room with an abundance of light and drawing the eye from one end of the expansive lawned plot to the other. Both sets of doors adjoin a patio area meaning that the home's occupants can track the sunshine in the Summer months for many moments of alfresco entertainment. Central to the room is a fireplace with interesting stone surround and hearth. Due to the L shaped nature of this room the current vendors have incorporated a table and chairs for formal dining here. The wall adjoins the kitchen so subject to the necessary advice/permissions and for those desiring open plan kitchen/dining/living, the wall could be removed.

Opposite the sitting room and across the hallway is the kitchen with room for a breakfast table and chairs. The room has a generous amount of wall and base units which would impress any great cook/baker. There is a waist height double oven, separate electric hob with induction hood over, integrated fridge/freezer, integrated dishwasher and that all important and much loved pantry cupboard. From the kitchen we have access to a second entrance that adjoins the garage and utility room that are a more recent addition to Longford. The utility room has housing for a washing machine, tumble dryer, a range of useful cupboards for storage, sink and a door to the rear garden. The double, integral garage is a very good size with concrete floor, windows and roll up electric door. This is an ideal addition for those requiring workshop space or have mechanical needs.

On the first floor are three bedrooms, airing cupboard and family bathroom. The landing is of note itself due to its 'light filled' quality. This has been further enhanced by the vendor's choice of neutral and fresh decor. The landing has a door that leads out onto a balcony - perfect for a bistro table/comfortable seating as additional outside space (just in case you needed a little more at Longford!) The master bedroom is extremely generous in size and could house the 'grandest' of beds. It is dual aspect and benefits from having a modern selection of fitted wardrobes with dressing table and wall lighting. Bedroom two is a double with front aspect and enjoys views of the many mature trees seen from the window. It has built-in cupboard storage. Bedroom three enjoys views over the rear garden, again with a view of mature trees and vast lawn. There is a built-in cupboard here, room for additional bedroom furniture and a sink of contemporary design with mirror and lighting above. There are also 'reading lights' above the bed. The family bathroom is tastefully and practically styled with space aplenty. There is a full size bath, hand-basin with vanity unit, mirrored cabinets, corner shower cubicle, WC, window out and radiator.

## Garden

Longford stands proudly within a very generous (circa 0.5 acre) plot giving privacy and circulatory space to the home. The front garden is laid to lawn with mature hedging and trees. There is an area of pathway and hard standing adjoining the home to provide a number of seating/entertaining options.

The majority of the plot lies to the rear of the house with an extensive lawned area which would definitely require the purchase of a sit on lawn mower. The lawn is interspersed with a variety of mature ornamental trees.

Adjoining the rear of the property is an area of patio for outdoor entertainment.

## Garage & Parking

A more recent addition has been the construction of a double garage that adjoins the property and sits neatly to the side and off the main driveway, useful to any new owners with multiple cars/motorhomes or requiring the garage to act as a workshop with vehicular access.

Longford has its own driveway that highlights how sat back the property is from the village road again giving it an air of 'standing alone' and privacy.

## Services

Services TBC  
Tenure: Freehold  
Herefordshire Council Tax Band F

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 19 Mbps 1 Mbps Good  
Superfast --Not available --Not available Unlikely  
Ultrafast 1800 Mbps 220 Mbps Good  
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

Situated in the village of Kingsland, one of the most sought after North Herefordshire villages where there are an excellent range of local amenities including two popular public houses, village owned post-office, OFSTED outstanding primary schooling, village hall, doctor's surgery and church. Kingsland is also in the catchment areas for an outstanding senior school and within easy reach of several leading independent schools. The historic market town of Leominster lies approximately four miles away with an abundance of further amenities including supermarkets, plus a range of national stores as well as good road and rail transport links. Ludlow with its famous restaurants, independent shops and daily market is approximately ten miles away. Walking distance from the development is the Luctonians Sports and Social Club where there are many opportunities for both adults and children. They offer mini and junior rugby, senior rugby, cycling club, rounders club, cricket club, netball, ladies touch rugby, hospitality and even days and much more! This provides you with many reasons to keep active whilst living in the beautiful Herefordshire countryside.

## What3words

What3words://shallow.unwell.proof

## 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

Take the B4360 from Leominster into the village of Kingsland. Carry on through the village along North Road and the property can be found on the right hand side just after the cul-de-sac turning for Tudor Place.





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