

Rose Cottage, Kinnersley, Hereford, HR3 6PD
Price £475,000

Rose Cottage Kinnersley Hereford

A wonderful traditional detached cottage situated in an un-spoilt rural location, Rose Cottage has been extended and modernised over recent years providing the perfect balance between traditional build character, contemporary finishes, cosy accommodation and modern open plan living. Benefitting from full double glazing and oil fired central heating, the cottage offers versatility with three bedrooms and two shower rooms upstairs and a further bedroom and bathroom downstairs together with spacious and airy open plan kitchen, dining and living space divided by an impressive breakfast bar. Located in a 1/4 acre plot surrounded by cider apple orchards and providing ample outside space, sheds and parking together with an open rural outlook.

VIEWING HIGHLY RECOMMENDED CALL 01432-266007 TO MAKE AN APPOINTMENT

- Detached timber frame cottage
- Recently extended and modernised
- Three/four bedroom accommodation
- 1/4 acre plot with ample parking
- Rural location with open outlook
- Open plan living/dining room
- Modern kitchen & utility room
- Bathroom, shower room & En-suite
- Double glazing & central heating
- No onward chain

Material Information

Price £475,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: D

EPC: (null)

For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

Dimensions

Kitchen/Living Area 24'4 x 21'2
 Snug 11'0 x 9'9
 Bedroom down 10'7 x 9'1
 Bedroom 1 13'2 x 9'7
 Bedroom 2 10'7 x 10'1
 Bedroom 3 9'0 x 8'2

Property Description

The property is entered via a double glazed door into the entrance porch with a tiled floor and windows to either side, a wooden door opens into the hallway with exposed ceiling beams, wooden flooring and wooden latch doors to the useful storage cupboard and the bathroom with open doorways through to the snug and the main living area. The bathroom has a freestanding bath with waterfall tap over inset in a feature batten wall, WC, radiator and sink with fitted cupboard under. The snug has loads of character features including a flag stone floor, exposed brick and wall beams, brick fireplace with wooden mantle over and inset wood burner, window to the front and wooden latch door to the downstairs bedroom. The bedroom (or additional reception room or office if desired) has a window to the front aspect, exposed wooden lintel and useful fitted cupboard with shelving. The main living area is a large, light and airy space with bi-fold doors opening out onto the patio and making the most of the open rural outlook, there is wooden flooring, exposed brick walls, stairs to the first floor and is divided from the kitchen area by a large breakfast bar. The kitchen features quartz worktops, wooden flooring and has a matching range of wall and base units with drawers, inset two bowl ceramic sink, range cooker with LPG hob and extractor hood over, space for an American style fridge freezer, integrated dishwasher, windows to the side Velux windows and wooden latch door into the utility room where there are further matching units and worktop with further space for a washing machine and a fridge or freezer. The wooden carpeted staircase leads up with a 180 turn to the landing where there is a Velux window three windows to the rear and wooden latch doors to all rooms. Bedroom one has a feature vaulted ceiling with inset Velux windows and fitted blinds, there is a range of fitted wardrobes and door into the en-suite shower room which has tiled walls and floor with under floor heating, walk-in shower cubicle, WC and wall mounted sink unit. Bedroom two has dual aspect windows, exposed stone work and a fitted cupboard with hanging space and shelving. Bedroom three is a double room with window to the front aspect. The main shower room has a walk in shower cubicle, WC, wash basin on a wooden stand with a feature tiled wall behind.

Gardens & Outside

The property is approached from the road via double wooden gates opening onto a gravel parking area which then leads to the main front door. There are further double wooden gates at the bottom of the garden which open onto a larger gravel parking for approx 4 cars. The bi-fold doors open onto a patio area with steps up to a gravel seating area where can also be found a wood store and wooden storage shed/garage with electric roller door. Most of the 1/4 acre site is laid to lawn with pond and water feature, trees interspersed and arbor with climbing plants over. The fields behind are used a cider apple orchards.

Services

Mains electricity, mains water, private sewerage treatment plant, LPG gas for hob, Oil for central heating.

Locality

Kinnersley is a village of approx 100 population in Herefordshire, England. The village is about 5 miles (8 km) east of the Wales-England border and 10 miles (16 km) north-west of Hereford city. Surrounding Kinnersley is mostly crops and apple orchards which are owned by local cider companies including H. P. Bulmer, the scenery is outstanding, looking towards the Black Mountains and to Hereford. Local amenities center on countryside attractions such as Brobury House Gardens, Oakchurch Farm Shop, and historical sites like Arthur's Stone, with the nearby villages of Eardisley, Weobley and Almeley providing basic services and the market town of Hay-on-Wye close by.

Broadband speeds

Broadband Download Upload Availability
 Standard 3 Mbps 0.4 Mbps Good
 Superfast NA NA Unlikely
 Ultrafast 1000 Mbps 1000 Mbps Good
 Networks in your area - Gigaclear

Mobile phone coverage

<https://www.ofcom.org.uk/mobile-coverage-checker>

Anti-money laundering regulations

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

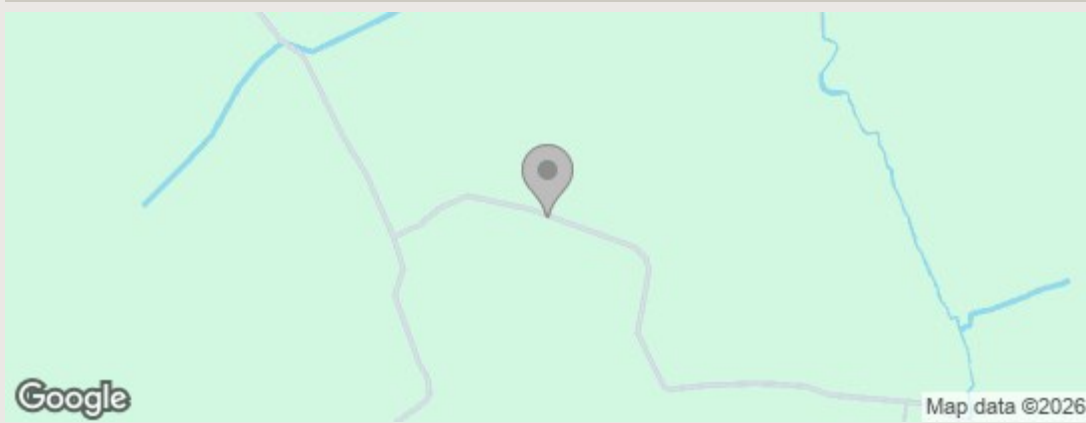
Please note that the dimensions stated are taken from internal wall to internal wall.



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.

Directions

Leave Hereford on the A438 Kings Acre Rd and turn right onto the A480 signposted Credenhill just after the garden center. After almost 10 miles, turn left at the T junction onto the A4112 signposted Kinnersley and turn left again after another 2 miles signposted Norton Wood. After approx 1/2 mile you will come to a farm yard at which turn left and Rose Cottage is the first property on the right. What3words:///fiery.caramel.spill



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