

Longford, North Road, Kingsland, HR6 9RZ
Price £650,000

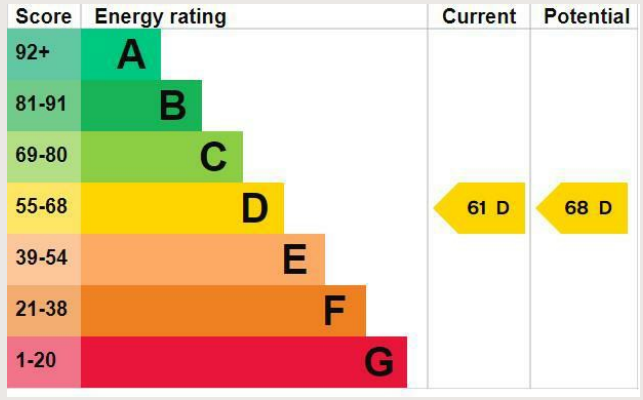
COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

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 £650,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: F
EPC: D (61)
For more material information visit www.cobbamos.com



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





COBB AMOS

Approximate total area(1)
1780 ft²
165.3 m²

Reduced headroom
12 ft²
1.2 m²

(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.

GIRAFFE360

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 love 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:///shallower.unwell.proof

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

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.






COBB
AMOS


COBB
AMOS


COBB
AMOS


COBB
AMOS


COBB
AMOS


COBB
AMOS


COBB
AMOS