

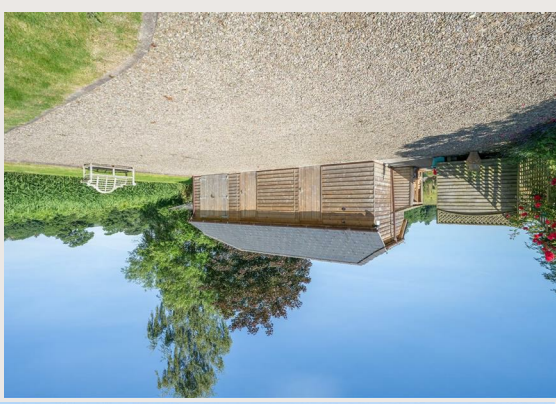














Barn Cottage, Harpton, Walton, Nr. Kington, LD8 2RE
Price £615,000

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LAND & NEW HOMES

Barn Cottage Harpton, Walton
Nr. Kington

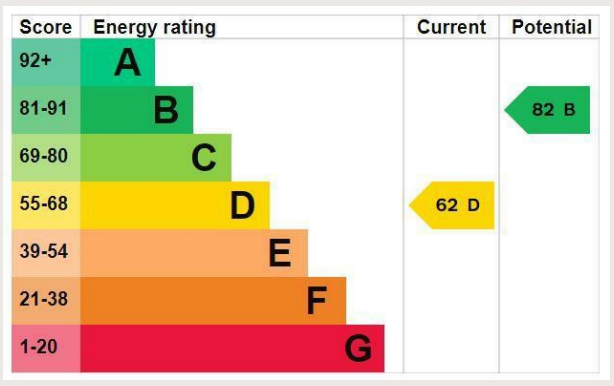
UNEXPECTEDLY BACK ON THE MARKET
Barn Cottage is a light and spacious, detached four bedroom three bathroom house, with an open plan kitchen dining area, extending out into the garden room overlooking the South facing patio and garden with far reaching picturesque countryside views beyond. Barn Cottage is located in the small Hamlet of Harpton in the glorious England/Wales borders. The property is easily accessible to comprehensive services at the nearby market town of Kington. The property has a private driveway with parking for a number of vehicles, large garden and detached outbuilding with potential for development subject to necessary planning.

- Detached countryside home
- 4 bedrooms, 3 bathrooms (2 ensuites)
- Ground floor accessible bedroom with ensuite
- Exceptional modern open plan kitchen/dining/garden room
- Dining room, sitting room, study
- Boot room and utility
- Gardens and outbuilding
- Located in a small Hamlet of eight properties nestled into the Radnor Valley
- Wide range of services and amenities just ten minutes away in Kington
- No onward chain

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

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<u>Material Information</u>
Price £615,000
Tenure: Freehold
Local Authority: Powys
Council Tax: G
EPC: D (62)
For more material information visit www.cobbamos.com



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
This detached home situated in the beautiful Radnor Valley in the hamlet of Harpton, just ten minutes from the border town of Kington nestled in the Welsh/English border, with views over the surrounding countryside. The property offers light and spacious accommodation with three reception rooms to include living room, dining room and study. As well as open plan kitchen/dining/garden room with doors out onto the South facing garden. The property boasts four bedrooms, two with ensuite and a further family bathroom. The property offers a private driveway leading up to an area with parking for a number of vehicles as well as an outbuilding with potential for further development and extensive gardens.

Property description
The front door opens into a spacious entrance hall with a feature oak staircase leading up to the first floor. Doors from the entrance lead off to the ground floor accommodation. To the right, double doors take you into a large dining room, equipped currently with a large dining table and windows looking out onto the front garden and onto the hills beyond. Across the hall you can find the spacious living room flooded with natural light from the French doors leading out onto the rear garden enjoying a wonderful outlook. The property benefits from a downstairs bedroom which can be located on the left hand side of the entrance hall. With built-in wardrobes, an ensuite bathroom with shower, bath, WC, hand basin and heated towel rail. As well as adequate storage to which is currently being used as a linen cupboard.

The impressive kitchen/dining areais accessed via the entrance hallway, with tiled floors and an inset Clearview wood burning stove, space for a further table and chairs and leads through to the sun garden room which has French doors opening onto the rear gardens and patio overlooking the stunning countryside. The kitchen is fitted with a comprehensive range of Shaker style units with granite worktops and drainer with inset 1.5 bowl stainless steel sink. Integrated appliances include a fridge/freezer, dishwasher, double oven and an electric induction hob with extractor.

Continuing on from the kitchen a door on the right leads you through to the downstairs cloakroom with WC, wash hand basin and double storage cupboard. A door on the left provides further access to the large utility room with a range of wall and base units, stainless steel sink and drainer. The hallway also leads to a boot room with plenty of storage for coats and shoes and an exterior door to the garden. The study can then be accessed through a final door with built in shelving units and storage, this room greatly benefits from its dual aspect windows.

On the first floor the landing has doors leading off to the bedrooms and family bathroom with a three piece white suite and heated towel rail. To the left at the top of the stairs is a bedroom with window, and Velux window and to the right a South facing double bedroom with built in eaves storage, wardrobe, roof light and window. The landing also provides access to the main bedroom which is a large, light bedroom with two South facing windows, built in wardrobes and a door leading through to a large ensuite bathroom with built-in shower cubicle, separate bath, WC, wash hand basin and heated towel rail.

Gardens, outbuilding and grounds
The property sits within a 3/4-acre garden which is approached by a sweeping, private gravel driveway with Victorian lantern lights, lawned area to either side with mature hedges. The gardens surround the property and benefit from a substantial, slate roofed timber clad outbuilding, totalling 420 sq. ft., with three separate sections. An archway leads through to a private rear garden and a lovely lawned area with herbaceous borders, mature trees and shrubs. There are two separate seating areas that enjoy the southerly and westerly outlook and views over the open countryside. A large, paved patio area runs the length of the rear of the house.

Location
Harpton is a small hamlet of eight properties situated in the Radnor Valley. Whilst there is a nearby village shop, a more comprehensive range of services and amenities are to be found about ten minutes away in the historic market town of Kington. These include Infant, Primary and Secondary schools, Churches, an award winning Doctors surgery and a supermarket, together with a variety of shops selling a range of different products. There is a hotel with its own Leisure Centre including swimming pool, gym and Spa. Kington is also home to an award winning 18 hole Golf Club. Kington is a renowned centre for walking. There are eating establishments to meet differing tastes and budgets in the area and nearby Shropshire town of Ludlow has a Nationwide reputation for food. There are a variety of Festivals within easy reach and these vary from village activities to the International Hay On Wye Literature Festival 30 minutes away which for two weeks every May/June is a must. The Cathedral City of Hereford is 40 minutes away.

Services
The property has mains electricity and water, drainage to a septic tank and oil fired heating.

Agents 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
Using what three words the property can be found using \\\lamp.laugh.scrap

