



THE KILN HOUSE

WHITESTONE, HEREFORD HR1 3RX

£700,000
FREEHOLD

Situated within easy reach of Hereford, The Kiln House is a substantial detached country house offering ideal family accommodation. The property offers spacious accommodation throughout with four bedrooms, two bathrooms, three generous reception rooms and a fantastic kitchen/dining room. Outside the property benefits from landscaped gardens with fantastic countryside views, a detached double garage, a large open front barn and a large gated driveway. A viewing is highly recommended.



THE KILN HOUSE

- Detached country home
- Only 4 miles east of Hereford
- 4 Bedrooms, 2 bathrooms
- Landscaped gardens
- Countryside views
- Double garage
- Open-fronted barn
- Must be viewed!!



Ground Floor

With entrance door leading into the

Entrance Porch

With tiled floor, wall light, double glazed window, space for coat and shoe storage, exposed brickwork and door into the

Entrance Hall

With solid oak flooring, ceiling light point, radiator, carpeted stairs leading up, useful storage cupboard housing the gas central heating boiler, additional storage cupboard and doors into

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, tiled floor and ceiling light point.

Utility Room

With fitted base units, ample work surface space over, sink and drainer unit, under counter space for washing machine and tumble dryer, radiator and tiled floor.

Living Room

A large spacious lounge with fitted carpet, three double glazed windows, feature fireplace with brick surround and hearth, wood burning stove, four wall lights, two ceiling light points, two radiators, media wall with space for a large TV.

Family Room

A spacious family room with LVT flooring, four full height floor to ceiling windows, exposed stone wall, skylight, recess spotlights, radiator and a large archway opening into the

Kitchen/Dining Room

Comprising a modern fitted kitchen with matte wall and base units with quartz work surfaces and up-stands, a fitted island

with Belfast sink, breakfast bar, fitted drinks fridge and integrated dishwasher and bin drawer, Britannia range style cooker with 6 ring gas hob, oven below and cooker hood over, integrated microwave, space for a freestanding fridge freezer, a door leads into the sitting room and the kitchen extends into the dining room with central ceiling light point, radiator, double glazed window and bi-folding doors out to the rear.

Sitting Room

With fitted carpet, ceiling light point, radiator, triple aspect double glazed windows and spiral staircase leading up to Bedroom Four.

First Floor Landing

With fitted carpet, two ceiling light points, loft hatch, spiral carpeted staircase leading up, airing cupboard with fitted wooden shelving, double glazed window and doors into

Bedroom One with En-suite

A spacious main bedroom with fitted carpet, ceiling light point, dual aspect double glazed windows to the side aspects, ample space for wardrobes and a door into the En-suite shower room

Comprising a corner walk in shower with mains fitment shower head and tiled surround, pedestal wash hand basin, low flush w/c, chrome heated towel rail, recess spotlights and double glazed window.

Bedroom Two

Another good sized double bedroom with dual aspect double glazed windows, ceiling light point, radiator and double built in wardrobe.

Bedroom Three

With fitted carpet, radiator, ceiling light point, double built in wardrobe and double glazed window.

Shower Room

With a large walk in shower, tiled surround and mains fitment shower head over, pedestal wash hand basin, low flush w/c, chrome heated towel rail and double glazed window.

Bedroom Four

Accessed via a staircase leading from the sitting room, a spacious double bedroom with fitted carpet, two radiators, two ceiling light points, two velux windows and access into the eaves storage.

Second Floor Study

With fitted carpet, radiator, ceiling light point, power points and two velux windows.

Outside

The property is approached from the A4103 through electric gates opening onto an extensive driveway providing ample off-road parking facilities, with space for a campervan, motorhome, caravan, etc, and this also provides access to the Detached Double Garage with twin double doors, power and light points, 3-phase electric, loft storage space and divided into two with one half having a high ceiling ideal for a car ramp to be installed, if required, rear access door. There is the addition of a large open fronted timber frame barn. To the rear of the garage is an enclosed area for storage and additional garden shed. To the side are two large garden stores with power and light.

To the immediate rear of the property there is a brick-paved patio area providing the perfect entertaining space, and with the rear garden virtually facing south, this offers an ideal sun

trap. The good-size rear and side gardens are attractively laid to lawn bordered by a variety of flowers and shrubs well enclosed by fencing and enjoying fine views across surrounding countryside.

Directions

Proceed north east out of Hereford on the A4103 Worcester Road. Proceed past Radway Garden Centre on your right hand side and The Kiln House is approximately 800 yards down on the right hand side.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

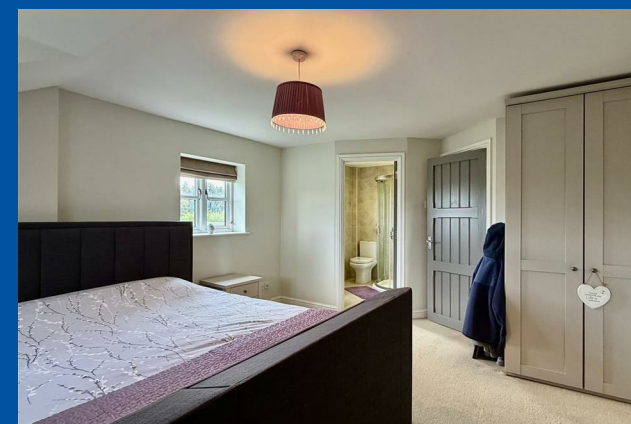
Tenure & Possession

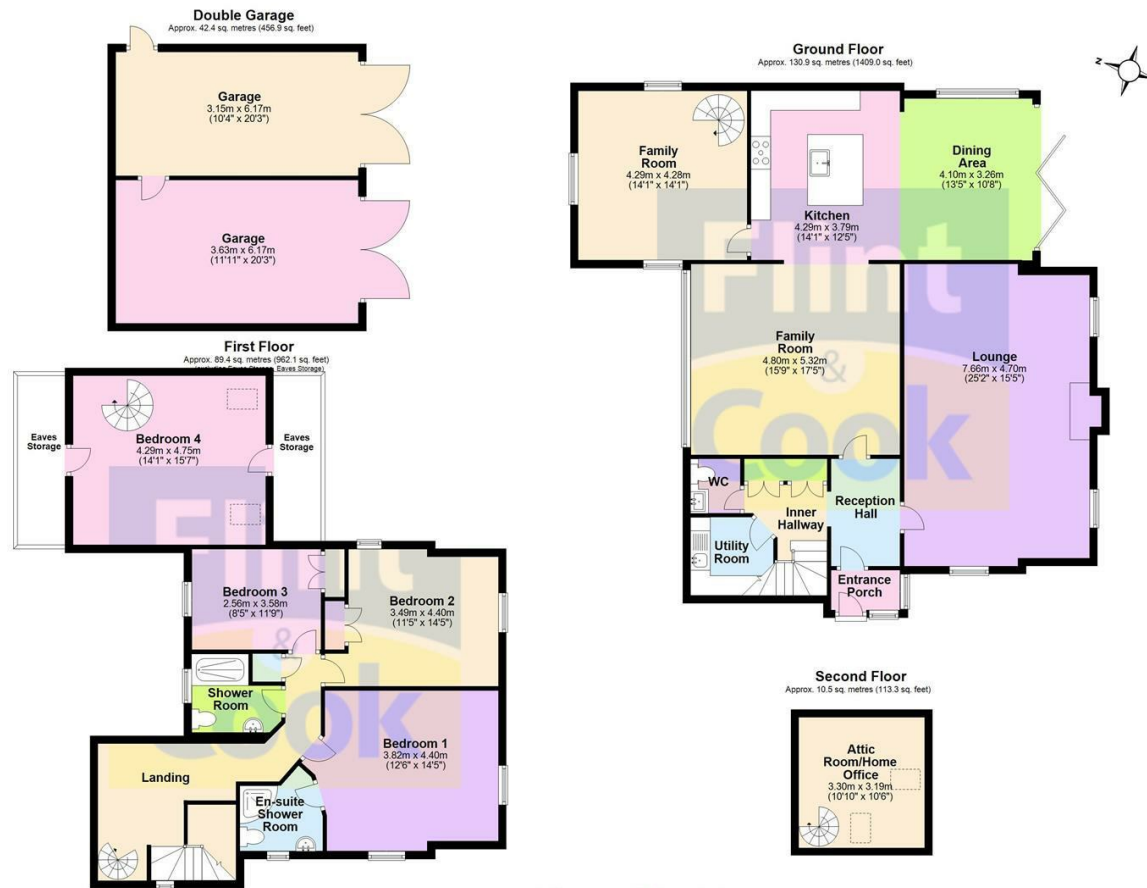
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C HEREFORD Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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