

2 Stores Row, Lyonshall, HR5 3JP
Price £275,000

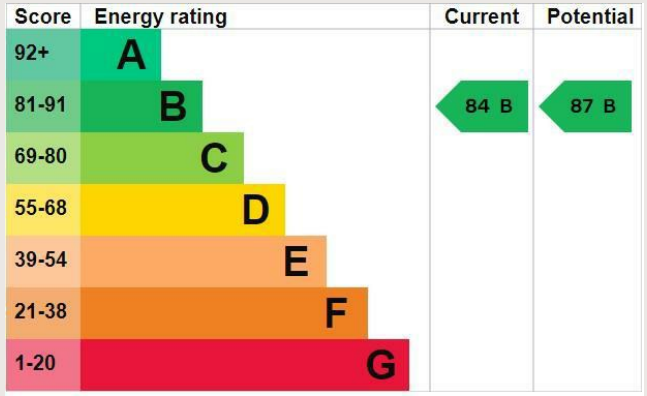
COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

2 Stores Row
Lyonshall

2 Stores Row is a characterful stone cottage with three double bedrooms. It is nestled in the heart of one of Herefordshire's popular rural villages and enjoys an enclosed rear garden, two timber sheds, spacious and flexible reception space, ingle-nook fireplace, pretty cottage garden, new boiler and solar panels. Viewing is highly recommended to appreciate this lovely cottage home.

- STONE TERRACED COTTAGE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- INGLE-NOOK FIREPLACE
- NEW BOILER & SOLAR PANELS
- UPDATED BATHROOM
- PRETTY COTTAGE GARDEN
- ON STREET PARKING
- RURAL VILLAGE LOCATION
- SHORT DRIVE TO POPULAR MARKET TOWN OF KINGTON

Material Information
Price £275,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: C
EPC: B (84)
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)
1585 ft²
147.2 m²

(1) Excluding balconies and terraces

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
Located in the rural village of Lyonshall is this three double bedroom, terraced cottage. With charm and character aplenty it has accommodation comprising; entrance porch, two reception rooms, kitchen, cloak room, three double bedrooms, bathroom, two garden sheds, private and mature rear garden and street parking to the front of the property.

Property Description
Entry begins into a porch for the hanging of coats and storage of outdoor footwear. There is a cupboard under the stairs for additional storage purposes.

An inner hallway leads to two reception rooms, kitchen, cloakroom and stairs to the first floor. The first reception room has front aspect and a fireplace with brick surround and red quarry tiled hearth. It is currently being used as a music room but could also lend itself to becoming a sitting room/dining room or home office. The second reception room adjoins the kitchen and is currently set up as a sitting room due to it having a large stone ingle nook fireplace with inset wood-burner. The room has side aspect and an exposed stone wall which makes a lovely feature and adds charm and character to this cottage home. The room could become a dining room if otherwise desired.

The kitchen has a good range of wall and floor units with pantry, breakfast bar, waist height ovens, electric hob top, integrated freezer and housing for a washing machine and tall fridge freezer. The room has both side and rear garden aspect giving it a sunny disposition. Leading from the kitchen is a porch area with cloakroom and door to the rear garden. The cloakroom has a traditional WC and hand basin.

On the first floor are three bedrooms, generous landing area, loft hatch and family bathroom. The landing is light and bright and has space for decorative storage furniture. Bedroom one has front aspect and is a good sized double with built-in storage cupboard and room for additional furniture. Bedroom two has side aspect and is also a good sized double with in-built storage cupboard and room for additional bedroom furniture. Bedroom three has side aspect and is currently set up with twin beds. The family bathroom is tastefully styled with bath and shower over, WC, hand-basin, heated chrome towel radiator, airing cupboard (which houses the boiler) and window for added light and ventilation.

Garden
A pedestrian picket gate leads to the front door. There is a paved area with stone dwarf wall for the storage of wheelie bins or occasional seating.

Accessed from the house or through a back gate to the rear of the garden is a lovely and generously proportioned cottage garden. There is an area of paved patio for alfresco dining alongside a large shed with power and lighting. A path leads up to a lawned area with feature stone rockery/border for colourful planting and mature shrubs and trees for areas of shade and interest. To the far end of the garden is an area for vegetable growing with second shed and gate leading out to the rear of the cottage. The whole is secured and private.

Parking
There is on street parking to the front of the cottage.

Services
Solar panels
Mains electric, gas and drainage. Burgoynes supply the water.
Any work to the pipework supplying water to the terrace is shared.
Gas central heating, combi-boiler.
There is access to the rear garden through the neighbour's garden.
Herefordshire Council Tax band C
Tenure: Freehold

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 20 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Openreach, Gigaclear
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
Lyonshall is a rural village which offers a church, village hall, children's playground and garden centre. It is surrounded by countryside that is suitable for walking and outdoor activities. Situated less than three miles from the well served town of Kington, which offers an abundance of shops, sport and leisure facilities, schooling, doctors surgery and transport links. It is approximately 17 miles to Hereford and 12 miles to Leominster.

What3words
What3words:///grand.seducing.allow

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
From Leominster proceed on the A44/A4112 towards Brecon. After approximately 10 miles, turn right onto the A480, signposted Lyonshall. On entering Lyonshall, the property is located on your right hand side.






COBB
AMOS


COBB
AMOS


COBB
AMOS


COBB
AMOS


COBB
AMOS


COBB
AMOS


COBB
AMOS