



**JonathanWright**  
estate agents



**Bicton House, Bicton, Kingsland, Herefordshire HR6 9PR. No Onward Chain £470,000**

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### **PROPERTY FEATURES**

- **Detached House**
- **4 Bedrooms**
- **Lounge**
- **Separate Dining Room**
- **Utility/Shower Room Room**
- **Cellar**
- **Family Bathroom**
- **Large Gardens**
- **Workshop**



**To view call 01568 616666**





Situated in a pleasant rural position a detached house in need of some modernisation and improvement standing in large gardens with out buildings, plenty of parking and turning, being spacious and oil fired, centrally heated living accommodation to include a reception hall, lounge, separated dining room, kitchen/breakfast room, utility room, shower room, 4 bedrooms, bathroom and pleasant rural views. Bicton is a small hamlet close to the village of Kingsland and also within a few miles travelling distance of the market town of Leominster. The full particulars of Bicton House, Bicton, Kingsland are further described as follows:

The property is a detached house of rendered elevation under a slate roof. A porch to the front opens to give access into a reception hall having lighting and a panelled radiator. From the reception hall a door opens into the lounge. The lounge has a feature brick fireplace, mantle shelf over and a wood burning stove standing on a raised plinth. There is a window to front and lighting. From the reception hall a door opens into the dining room having a window to front, ceiling timber, panelled radiator, lighting and power. From the reception hall a doorway leads into the kitchen/breakfast room having an inset stainless steel, single drainer, one and a half bowl sink unit, working surfaces to either side and base units under of cupboards and drawers. There is a Rayburn cooking range, which also runs the central heating system and hot water and planned space for a cooker with an electric cooker included. There are further base units with working surfaces over, lighting, power, panelled radiator, window to rear and a door opening into a rear porch. From the kitchen/breakfast room a doorway leads into an inner hallway having access to a walk-in pantry and from the inner hallway there is access to a utility/shower room. The utility/shower room having a corner shower cubicle with electric shower over, inset, stainless steel sink unit, working surfaces, cupboards under, space and plumbing for a washing machine, panelled radiator and an opaque glazed window to side. From the reception hall a staircase rises up to the first floor landing having lighting, panelled radiator, window to front with lovely rural views and doors off to bedrooms. Bedroom one has a window to front, lighting and power. Bedroom two has a window to front, lighting, power

and a panelled radiator. Bedroom three has a window to rear, lighting and power. Bedroom four has a window to rear, lighting, power, built-in double wardrobe and a door to the airing cupboard housing a Factory insulated hot water cylinder, immersion heater and shelving. On the landing a door opens into the bathroom having a suite of a panelled bath, pedestal wash hand basin, low flush W.C, vertical heated towel rail/radiator and an opaque glazed window to rear. From the main reception hall a door opens to the cellar. The cellar has lighting and reasonable head height.

**OUTSIDE.**  
The property is approached to the front with a splayed entrance drive, brick walling and pillars to either side. There are double opening wrought iron gates opening to access onto a large forecourt and turning area with parking for several motor vehicles.

**GARDENS.**  
The pretty gardens to the front are laid to a large lawn with floral and shrub borders, mature hedging and a crazy paved garden to front. There are further gardens to the opposite side in need of cultivation, raised borders, garden sheds, 2 aluminium greenhouses, a brick built out building in need of renovation and a workshop to side.

**WORKSHOP.**  
The workshop, being in good order having exposed timber, concreted floor, power, lighting and double glazed windows to front and side. The property also enjoys side access across a cattle grid providing easy access and turning for motor vehicles.

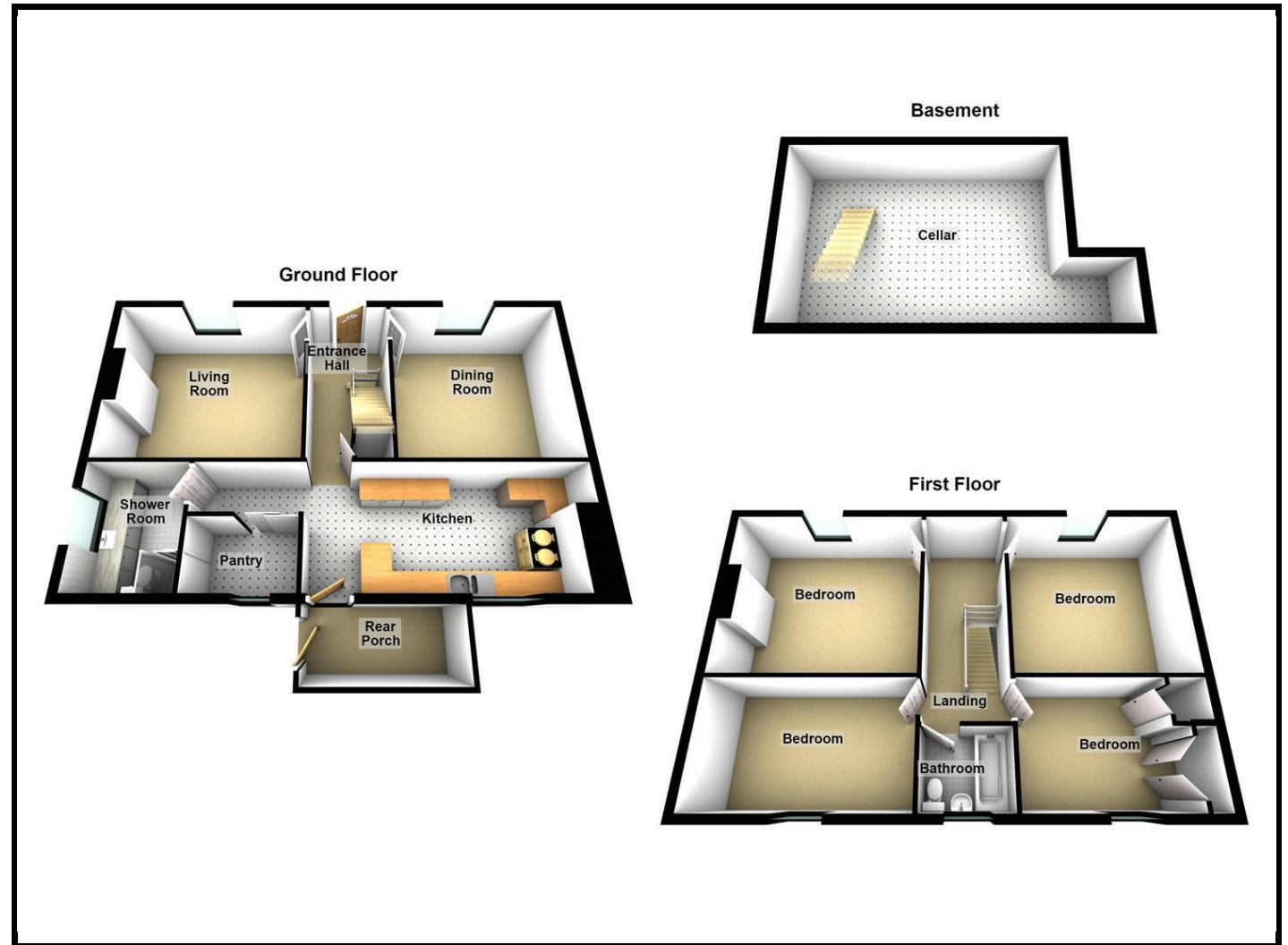
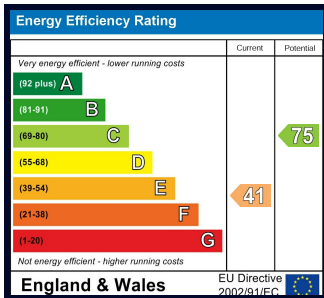
**SERVICES.**  
Mains electricity, mains water, private drainage and oil fired heating.

## ROOMS AND SIZES

Reception hall	
Lounge	4.11m x 3.96m (13'6" x 13')
Dining Room	4.27m x 3.96m (14' x 13')
Kitchen/Breakfast Room	5.92m x 2.67m (19'5" x 8'9")
Utility/Shower Room	2.64m x 2.13m (8'8" x 7')
Cellar	
Bedroom One	4.27m x 3.96m (14' x 13')
Bedroom Two	3.96m x 3.91m (13' x 12'10")
Bedroom Three	4.45m x 2.67m (14'7" x 8'9")
Bedroom Four	2.87m x 2.64m (9'5" x 8'8")
Bathroom	
Gardens	
Workshop	5.72m x 4.42m (18'9" x 14'6")

## PROPERTY INFORMATION

Council Tax Band - E  
Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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