



CHERRYMEAD PENRHOS

KINGTON HR5 3LH

Asking Price £685,000
FREEHOLD

A substantial and beautifully positioned four/five bedroom detached family home, dating from the late 1950s and enjoying a peaceful setting just a short drive from the popular market town of Kington. Well presented throughout, the property offers exceptionally spacious and flexible accommodation, perfectly suited to modern family living. Outside, a fantastic landscaped garden, generous driveway parking and far-reaching countryside views further enhance this impressive home.

A viewing is highly recommended to fully appreciate the space, setting and outlook on offer.



CHERRYMEAD PENRHOS

- Substantial detached property
- Four/Five bedrooms & three bathrooms
- Large garage & driveway
- Short Drive from the Popular Market Town of Kington
- Fantastic Far-Reaching Countryside Views
- Sold with no onward chain!



Ground Floor

Front door leading into the

Entrance Hall

A spacious and welcoming reception hall with an entrance mat well, oak flooring and fitted carpeting. There are two radiators, a central ceiling light and carpeted stairs rising to the first floor, with further stairs leading down to the inner hallway. Useful storage is provided by a cupboard housing the fuse box together with a generous double cloak cupboard offering ample space for coats and shoes. Doors lead to the adjoining rooms

Study/Snug Room

A versatile room currently arranged as a combined home office and leisure area, but offering the potential of a ground floor bedroom with vinyl flooring, two pendant ceiling lights, radiator and a large double glazed window to the front aspect.

Inner Hall

With tiled flooring, central ceiling light, smoke alarm and radiator. Doors provide access to the garage and utility room.

Utility/Plant Room

Fitted with a range of base units with work surfaces over and a stainless steel sink and drainer. There is under-counter space and plumbing for a washing machine and tumble dryer, together with additional space for a fridge/freezer. Further features include tiled flooring, a double glazed window.

A further door opens into the plant room, which houses the Grant oil-fired central heating boiler and a door providing access to rear. Within the utility room there is also access to a well, with the associated pump located within the garage; the well is used solely for garden purposes.

Large Garage

With concrete flooring, ceiling light, power points and double glazed window. Double opening doors provide access onto the driveway and outside tap.

Inner Hallway

A further spacious hallway with oak flooring, two wall lights, two radiators and a double glazed window overlooking the rear. There is a central heating thermostat, a wide opening leading into the dining room and door to the computer room.

Computer Room

A useful additional area, ideal as a computer room with oak flooring, ceiling light point and double glazed window.

Dining Area

A generous formal dining room with oak flooring continuing through, central ceiling light, two radiators and a double glazed window overlooking the rear. Double doors open into the kitchen/breakfast room, with further doors leading to the rear porch and living room.

Kitchen/Breakfast Room

A spacious farmhouse-style kitchen fitted with a range of oak wall and base units complemented by granite work surfaces and tiled splashbacks. There is a

one-and-a-half bowl sink and drainer together with integrated appliances including a four-ring hob, double electric oven, dishwasher and two under-counter fridges.

There is ample space for a breakfast/dining table, making this an excellent everyday family space. Further features include two radiators, ceiling lighting and double glazed windows to both the front and side aspects. A door leads into the side porch.

Side Porch

With tiled flooring, ceiling light, double glazed window and attractive exposed brickwork. A door provides access onto the front patio.

Living Room

An impressive and spacious principal reception room featuring fitted carpeting and dual aspect double glazed windows to the front and rear, allowing for plenty of natural light. The focal point of the room is a wood-burning stove set within a feature stone fireplace with timber mantel and stone hearth. There are two pendant ceiling lights, two radiators and double doors opening directly into the conservatory.

Conservatory

A pleasant addition to the living accommodation with tiled flooring, two radiators and a central ceiling light with fan. Double glazed windows provide an attractive outlook across the gardens, with doors opening directly onto the raised decking area.

Rear Porch

With tiled flooring, central ceiling light, radiator and double glazed door opening onto the rear garden. A further door leads into the downstairs WC.

Downstairs W/C

Fitted with a low flush WC and pedestal wash hand basin with part tiled surround. There is a radiator, central ceiling light and loft access.

First Floor Landing

An exceptionally spacious, light and airy landing with dual aspect double glazed windows to the front and rear, enjoying fantastic views across the surrounding countryside. There is also a Velux window providing additional natural light. Further features include a feature central ceiling light, additional ceiling light, two wall lights, three radiators and loft access. A large airing cupboard houses the hot water cylinder, with doors leading to the bedrooms and bathrooms.

Bedroom One with En-suite

A particularly spacious principal bedroom with fitted carpeting, dual aspect double glazed windows with superb views across open countryside towards Bradnor Hill, central ceiling light and radiator.

The en-suite shower room is fitted with a large walk-in shower with tiled surround and mains rainfall shower, pedestal wash hand basin and low flush WC. There is also a heated towel rail, spotlights and double glazed window to the rear.

Bedroom Two

A generous bedroom with fitted carpeting, central ceiling light, radiator and a large double glazed window to the front aspect. Excellent fitted storage is provided by two sets of double wardrobes together with a fitted dressing table.

Bathroom

Fitted with a three-piece white suite comprising a large corner bath with part tiled surround and handheld shower attachment, pedestal wash hand basin and low flush WC. Further features include a heated towel rail, tiled flooring, spotlights and two double glazed windows.

Bedroom Three

Formerly arranged as two separate bedrooms and therefore offering excellent potential to reinstate a fifth bedroom if required. The space is currently configured as a particularly generous double bedroom with an adjoining dressing room/study. The main bedroom area has fitted carpeting, ceiling light, Velux window, radiator and loft access. The dressing/study area also has fitted carpeting, central ceiling light, radiator and a double glazed window to the front aspect, together with two double fitted wardrobes.

Bedroom Four

Another spacious double bedroom with fitted carpeting, ceiling light, radiator and loft access. Dual aspect double glazed windows to the front and side provide plenty of natural light, with the front window incorporating a fitted window seat with storage, flanked by double fitted wardrobes.

Family Bathroom

A well-appointed bathroom fitted with a comprehensive suite comprising a panelled bath with part tiled surround, large walk-in shower with tiled surround and mains shower, pedestal wash hand basin and low flush WC. There is a heated towel rail, additional radiator, tiled flooring, spotlights and two double glazed windows overlooking the rear.

Outside

Cherrymead is approached through iron opening gates which lead onto a substantial tarmac driveway, providing generous off-road parking and access to the garage.

The beautifully established gardens are a particular feature of the property. To the front is an extensive area of lawn interspersed with a variety of mature trees, plants and shrubs, together with an ornamental pond and waterfall. A useful timber storage shed. Access is available around the full perimeter of the house.

The gardens enjoy fantastic far-reaching views across the surrounding countryside, with steps leading to an elevated decking and patio area which provides a superb setting for outdoor dining and entertaining while taking full advantage of the outlook. An oak timber framed structure with solid slate roof, tiled flooring and outside power creates a further attractive BBQ area.

To the rear is a landscaped stone bank with brick retaining wall, planted with an attractive variety of established shrubs and plants, while a paved pathway continues around the property. There is also an external oil tank and outside water tap.

Directions

What three words:// Gosh.owns.automate

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 and electricity are connected. Oil-fired central heating. Private drainage system.

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.

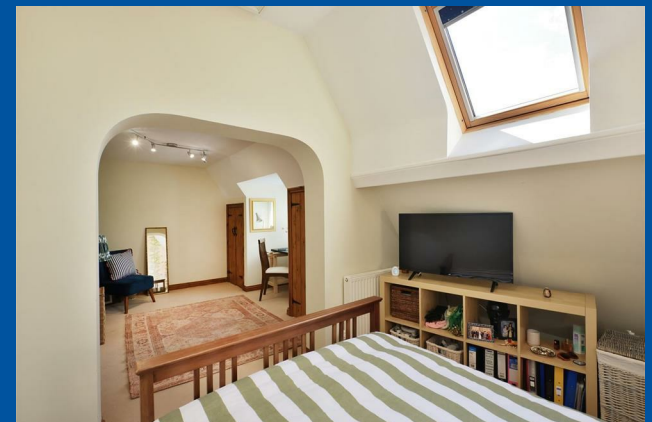
Tenure & Possession

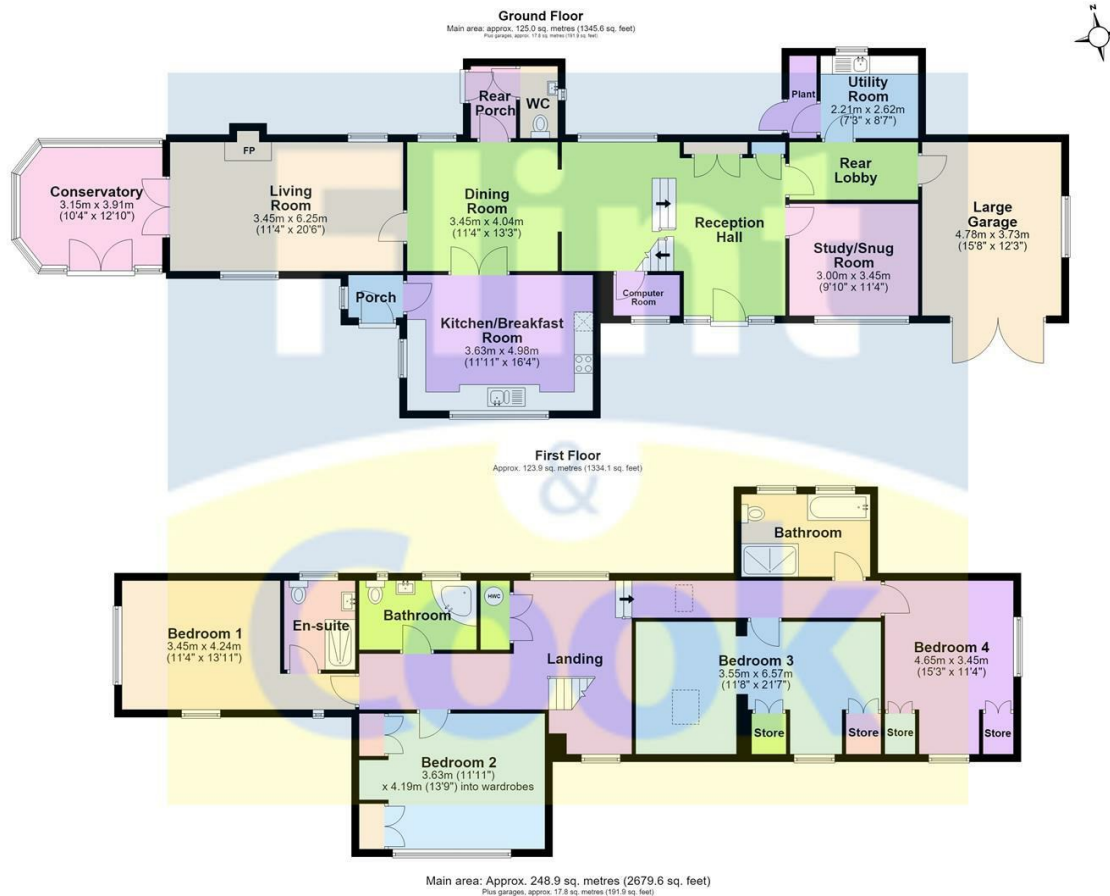
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

CHERRYMEAD PENRHOS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Herefordshire 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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