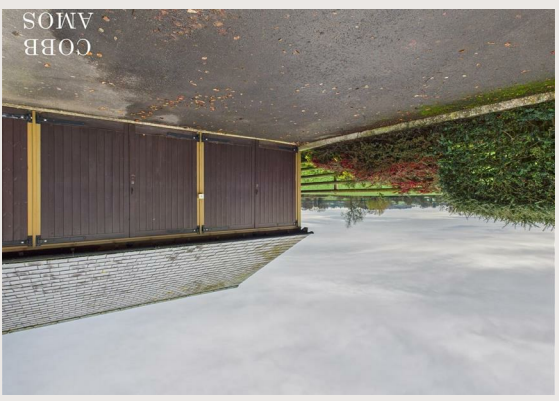
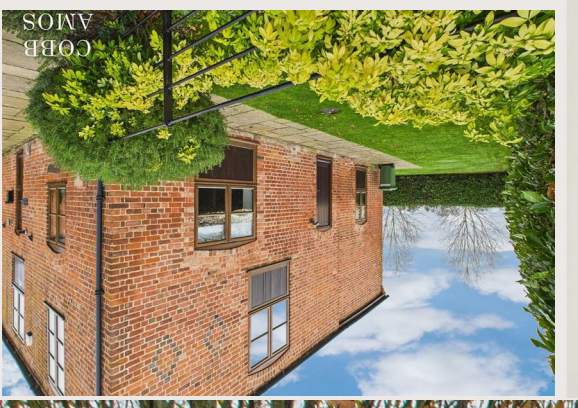
















The Granary, West Town Court, Kingsland, HR6 9SS

Price £425,000

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The Granary West Town Court Kingsland

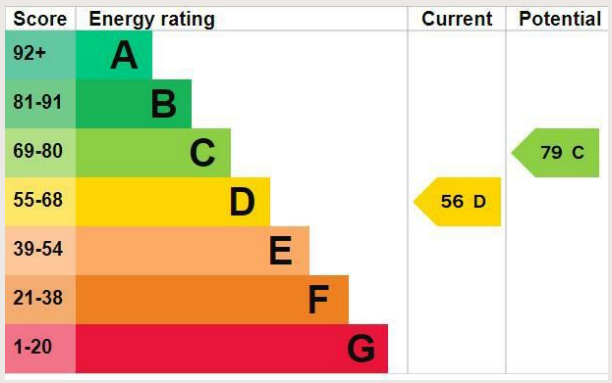
Chain Free - A well designed and handsome, red brick, three double bedroom barn conversion in the highly favoured, Herefordshire village of Kingsland. The property boasts high ceilings, oak windows and doors, thoughtful and practical design and oodles of charm with parking, double timber framed garaging and private garden.

- Attached House
- Edge Of Village Location
- Three Double Bedrooms
- Kitchen Diner
- Field Views
- Two Parking Spaces
- Double Garage
- Front And Rear Garden

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



Material Information
Price £425,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: D (56)
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
Situated within the sought after village of Kingsland is this fabulous end terrace, red brick, barn conversion. The property has accommodation comprising; entrance hall, kitchen/dining room, sitting room, cloakroom, three double bedrooms, one en-suite and a family bathroom.

Property Description
Entry begins into an entrance hallway with three storage cupboards for the hanging of coats, hats and footwear and the hiding of utility goods. A staircase leads to the first floor and to the right is a cloakroom with WC and hand basin. The floor is practically tiled and well lit with overhead spot lights.

To the left is a large dual aspect kitchen/diner with a door out to the exterior (all windows and exterior doors to the property are oak framed). The kitchen has a good range of floor and wall units with integrated fridge/freezer, gas hob top (with induction hood over), electric waist height ovens and integrated dishwasher.

Completing the ground floor is a dual aspect sitting room with sunny aspect and oak flooring. There are double doors leading out to the private, rear garden for al fresco dining and a wood-burner inset into a red brick fireplace.

On the first floor are three double bedrooms (master with en-suite), family bathroom, landing with vaulted ceiling, airing cupboard and attic access. The master bedroom has an impressive vaulted ceiling with exposed timber A Frame and door access to a loft space. It is dual aspect with countryside views to the side. It also benefits from having double door in-built storage facility and its own en-suite. The en-suite has a shower cubicle with chrome fittings, heated chrome towel radiator, hand basin and WC with vanity housing and plenty of cupboard space.

Bedroom two is a double with countryside views, bedside light switches and a good number of electrical sockets. Bedroom three mimics bedroom two and has a loft hatch to the attic space above. The family bathroom is a good size with vaulted ceiling and window out. There is a shower cubicle with modern fittings, hand basin, chrome heated towel rail, full size bath, WC, second radiator and mirror with LED lighting. The whole is tastefully styled.

Garden and Parking
There is parking for two vehicles at the front of the property and a double timber framed garage with slate roof near by.

The front garden is mainly laid to lawn with mature trees and planting.

The rear garden is also mainly laid to lawn with railing and mature hedge boundary. There is an area of patio for al fresco dining and the garden is private and not overlooked.

Services
Herefordshire Council Tax Band E
Tenure Freehold
Mains gas, water, electric and drainage.

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Gigaclear, Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Checker
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
Situated in the village of Kingsland, one of the most sought after North Herefordshire villages where there are an excellent range of local amenities including two popular public houses, village owned post-office, OfSTED outstanding primary schooling, village hall, doctor's surgery and church. Kingsland is also in the catchment areas for an outstanding senior school and within easy reach of several leading independent schools. The historic market town of Leominster lies approximately four miles away with an abundance of further amenities including supermarkets, plus a range of national stores as well as good road and rail transport links. Ludlow with its famous restaurants, independent shops and daily market is approximately ten miles away.
Walking distance from the development is the Luctonians Sports and Social Club where there are many opportunities for both adults and children. They offer mini and junior rugby, senior rugby, cycling club, rounders club, cricket club, netball, ladies touch rugby, hospitality and even days and much more! This provides you with many reasons to keep active whilst living in the beautiful Herefordshire countryside.

What3Words
What3words:///landowner.regarding.wobbles

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
Leave Leominster town up Barons Cross Road and follow this onto Cholstrey Rd, turn right onto the B4360 to Cobnash. Turn left onto Hostel Ln, at the next junction turn right onto the A4110 and after 0.4 miles turn left before the left hand bend. Follow the Lane in and once you get to the barn style properties, The Granary is the first property n front/to the left.

