



IVY COTTAGE LYONSHALL

KINGTON HR5 3LN

£395,000
FREEHOLD

Charming extended detached cottage in rural location with 2 bedrooms, 1 en-suite. bathrooms, kitchen/dining room, living room, utility room. Large gardens (approx 0.35 acres), newly laid patio, outstanding country views. Viewing advised.



IVY COTTAGE LYONSHALL

- Detached cottage
- Two bedrooms, two bathrooms
- Good sized garden about 0.35 acres
- Immaculately presented throughout
- A short drive from the market town of Kington
- Large driveway
- Lovely countryside views
- Viewing advised



Property Description

Situated two miles east of the popular market town of Kington on the outskirts of the village of Lyonshall, lies this charming detached cottage which has been modernised and extended throughout and offers a blend of character with modern living.

The property comprises entrance porch, open plan kitchen/dining space, sitting room with woodturning stove, a ground floor bedroom/ study, shower room and utility room with a spacious bedroom and full suite bathroom to the first floor. The property also benefits from a large driveway and extensive lawned gardens (about 0.3 acres), A viewing is highly recommended.

The market town of Kington lies approximately two miles away offering a fantastic range of amenities including a range of public houses, doctors surgery, primary & high schools, takeaways & Kington Golf Course is also a short drive away. The city of Hereford and the market towns of Leominster & Hay on Wye are also all within driving distance and offer a further range of amenities.

Ground Floor

With wooden entrance door leading into the

Entrance Porch

With tiled floor, recess spotlights, double glazed window looking out to the rear garden and single glazed window to the side, ample space for coat and shoe storage and part glazed door leading into the

Kitchen/Dining Room

Kitchen comprising fitted base units with ample work surface space over, double sink and drainer unit, freestanding rangemaster cooker with extractor hood over, pull out pantry cupboard, space for a freestanding fridge/freezer with extra fitted base units c recess spotlights, wood effect flooring, wall mounted electric heater, three double glazed windows to the front and side aspect, carpeted stairs leading up, a large opening leads into the living room and a second opening leads into the

Living Room

A cosy living space with feature woodturning stove, fitted carpet, two ceiling light points, double glazed window to the rear aspect and double glazed sliding doors leading out to paved patio, a door then leads through to the 2nd bedroom.

Utility Room

With fitted base units with work surface space over and sink and drainer unit, under counter space for washing and tumble dryer, double storage cupboard with fitted shelving, dual aspect double glazed windows, wall mounted electric heater, tiled floor, recess spotlights and door into the

Shower Room

With low flush w/c, vanity wash hand basin with storage below and tiled splash back, large walk in shower with tiled surround and mains fitment rainfall shower head over, recess spotlights, part tiled floor, part vinyl floor, hot water boiler and door leading into the

Bedroom Two

With fitted carpet, recess spotlights, large built in storage cupboard and dual aspect double glazed windows. A door leads from the bedroom into the living room.

Stairs lead from the ground floor to

Principal Bedroom with En-suite

A spacious double bedroom with fitted carpet, triple aspect double glazed windows to the front, rear and side, wall mounted electric heater, fitted wardrobes and door leading into the En-suite bathroom

A full suite comprising large walk in shower with tiled surround and mains fitment rainfall shower head over, tiled bath, vanity wash hand basin with tiled splash back, low flush w/c, wall mounted electric radiator, fitted storage, double glazed window.

Outside

The property is approached over a large driveway providing parking for many vehicles with ample space for a carport or garage subject to necessary planning consent. There is full access around the property which opens out onto a large area of lawn with a newly laid patio area leading off the living room offering a fantastic entertaining space. Within the garden there is a vegetable patch, useful storage sheds and there are fantastic views towards open countryside and the fields adjoining the rear garden.

What3words

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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 and drainage are connected. Electric 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

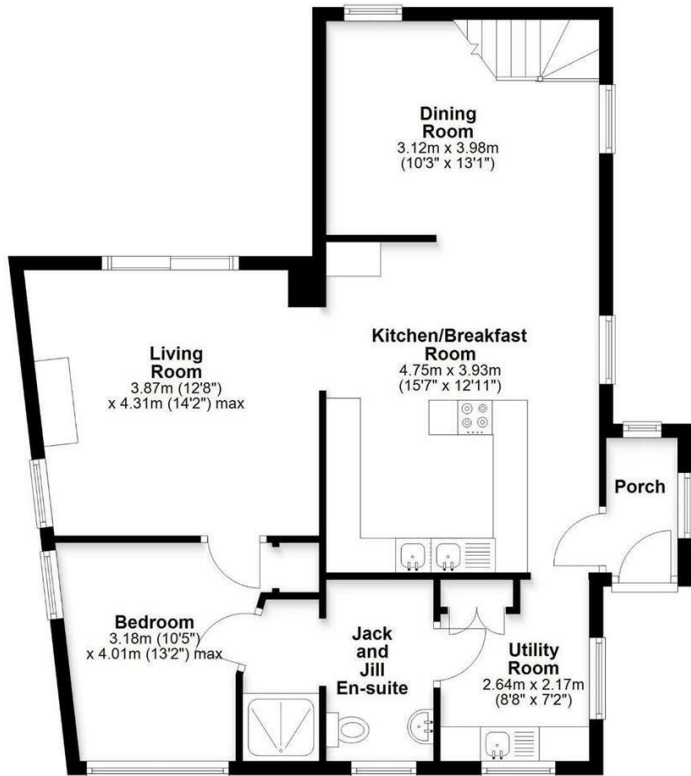
Strictly by appointment through the Agent (01432) 355455.

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Ground Floor

Approx. 72.5 sq. metres (780.0 sq. feet)

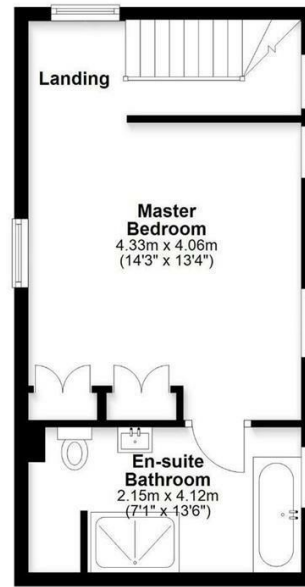


Total area: approx. 105.2 sq. metres (1132.7 sq. feet)

Sizes are for guide only.
Plan produced using PlanUp.

First Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



NOTE: Floorplan for guidance only; not to scale. It must not be relied upon as statement of fact. All measurements and areas are approximate. Position of doors, windows and fixtures is approximate. No liability is accepted for inaccuracies. Buyers should avail themselves of the correct measurements by personal inspection or via a trusted supplier.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

