



Beechgrove Nursery, Kington, Herefordshire, HR5 3RH

£275,000

jackson
property

Beechgrove Nursery

Kington, HR5 3RH

3 Bedroom Detached House | Set in
Approximately 1 Acre | Planning Consent
for Nursery (subject to agricultural
restriction) | Kitchen | Large Dining
Room/Study | Large Living Room | South
Facing Gardens

- 3 Bedroom Detached House
- Countryside Outlooks
- Close to Historic Town
- Ample Parking, Garages
- Planning For Nursery (Subject to
Restriction)
- Total 1 Acre of Land

£275,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

Located just 1 mile outside of the historical town of Kington. The town offers a range of facilities including primary and secondary schools, leisure centre, library, doctors surgery, public houses, banks and a range of shops. The cathedral city of Hereford sits approximately 20 miles distance and the market town of Leominster, 11 miles. Both offer excellent amenities including the new shopping centre in Hereford.

Agent's Note

These are draft details only and have not been approved by the vendor.

Description

The property is approached by a gated driveway with parking area leading to the Entrance Porch.

The Kitchen is a light room enjoying a south facing window with countryside outlooks and offering a range of matching base and wall units, inset four ring electric hob, double oven and grill, refrigerator, 1 and half bowl sink and utility space for appliances such as dishwasher.

A downstairs Cloakroom has wc, wash hand basin, shaver point and light and there is a separate Utility Room comprising worktop with single sink, space and plumbing for appliances such as tumble dryer and washing machine and housing the Worcester oil fired boiler.

The light and airy Living Room benefits from south facing patio doors onto the gardens.

The Dining Room is another great space and like the Living Room, spans the width of the property. It has south facing sliding patio doors providing ample sunlight, door to the rear with adjacent glass panel and stairs leading up to the landing.

The first floor landing has access to the loft and door to Bedroom 1 which spans the entire width of the property with two windows facing north and south and ample storage cupboards.

There are two further bedrooms: Bedroom 2 and Bedroom 3, both good sizes.

The Family Bathroom is centrally located and comprises a four-piece suits to include white panel bath, pedestal wash hand basin, low flush WC and separate shower cubical.

Outside, the property comprises a gated entrance that leads onto the driveway with ample parking as well as a triple garage (33'8"x18'3") with windows at each side, fitted with lights and power.

Beyond the garaging is a further driveway with hard standing cultivated land forming part of the original market garden.

At the front of the property is a south facing lawn and patio with beautiful countryside views. The lawn extends round the property. The whole extending further to approximately 1 acre.

Agents Note

Planning and Agricultural Restriction. For copies, please contact the office.

Council Tax

Herefordshire Council - Band F

Services

Mains water and Electricity, Oil Fired Central Heating, Private Drainage



Viewings
Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

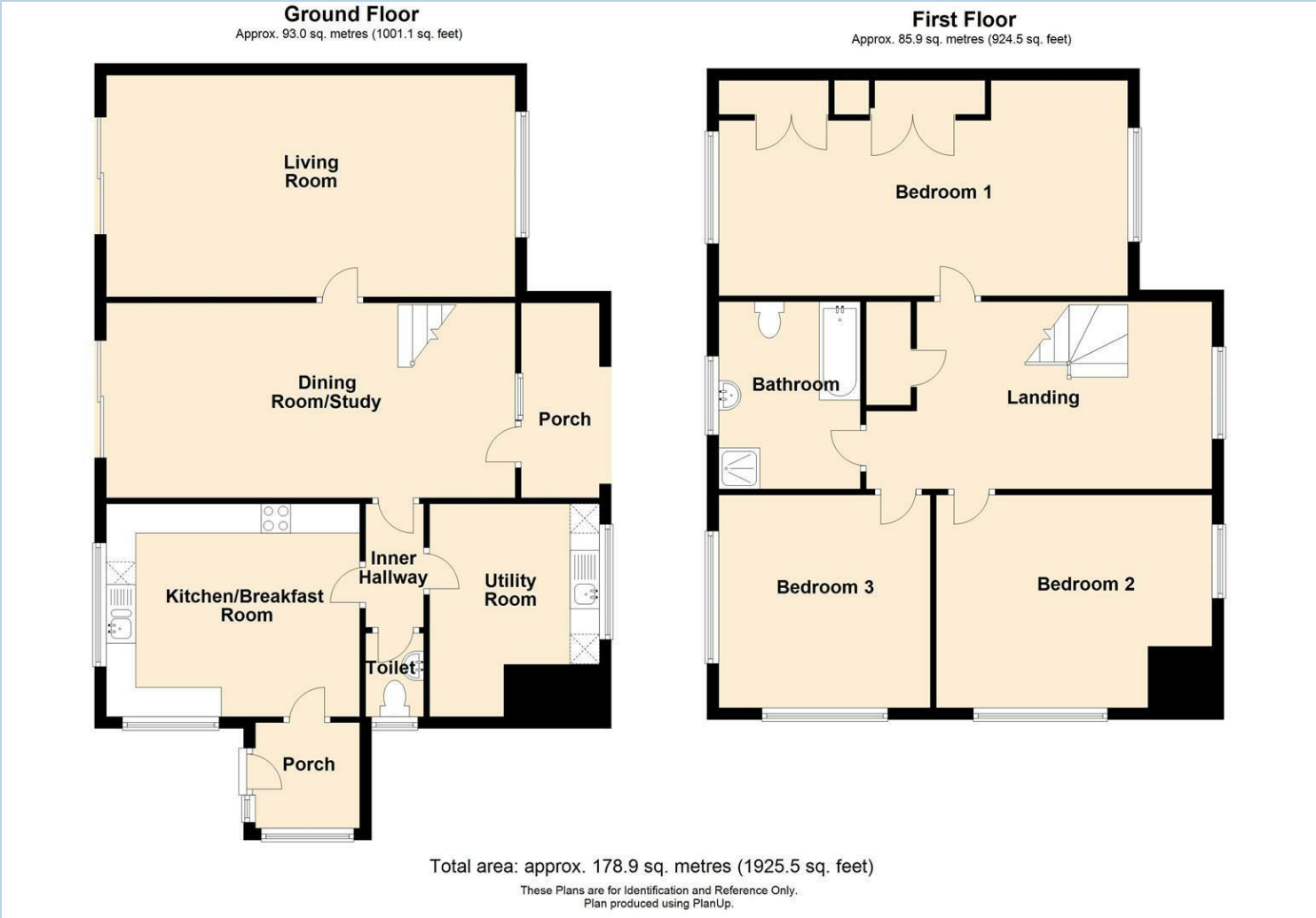
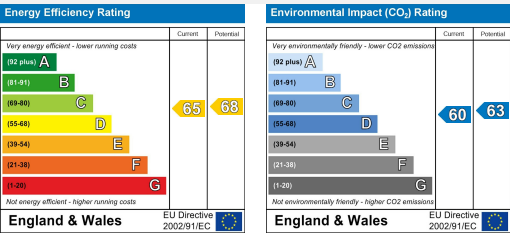
Directions
From Hereford, take the A438 out of Hereford and follow on to the A4111. At the roundabout, go straight over onto the A44. At the next roundabout take the 3rd exit on to the B4355 (towards Titley), after approximately a mile the property can be found on the right.

From Leominster, take the A44 out of Leominster. Keep following the A44. At the roundabout take the 3rd exit to resume following the A44. At the next roundabout, take the 3rd exit on to B4355 (towards Titley), after approximately a mile the property can be found on the right.

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

September 2019



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