



Coghall , Kimbolton, Leominster, Herefordshire HR6 0JA

Charming Country Residence Set In Over Half An Acre of Gardens & Grounds. Chain Free £499,500



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Leominster
Herefordshire
HR6 0JA
Chain Free £499,500**

LOCATION

Coghall lies in a lovely and tranquil rural position, a little over a mile outside the village, in what is known as the area of Lower Kimbolton and is approached off a single track road. Kimbolton benefits from a primary school and the Stockton Cross Public House, village hall and thriving local community. The charming market town of Leominster is about 3 miles distant where there is an extensive range of amenities, together with good transport links including railway station. The famed market town of Ludlow is also readily available and offers a further range of facilities and is renowned for its vibrant festivals, gastronomic reputation and interesting architecture. The Cathedral City of Hereford is a little further to the south, and again provides an excellent range of amenities.

BRIEF DESCRIPTION

This charming detached residence offers characterful accommodation throughout. Approached from the front elevation, there is a glazed inset front door with attractive timber framed canopy porch over. This leads through to a generous reception hallway, currently used as a study, with exposed ceiling timbers and lighting, with a glazed door leading off to a most impressive family living room with a stunning vaulted ceiling and a wealth of exposed timber features. A lovely light and airy room with windows to front and side elevations, and forming a central feature is a brick inglenook fireplace with raised hearth, inset woodburning stove and wooden panelled chimney above. There is a spiral staircase then leading up to a galleried sitting room or potential fourth bedroom, with windows to three elevations with exposed ceiling trusses. There is a further glazed door from the living room leading to a good sized timber framed conservatory/garden room to the rear which has a lovely outlook onto the extensive gardens.

Returning to the reception hallway, a latched door leads through to the formal dining room which has lovely ceiling and wall timbers, windows to two elevations, further glazed windows looking through to the reception hallway, and forming a lovely feature to the room is the original stone inglenook fireplace with raised flagged hearth, large wooden lintel and original bread oven to the side forming a lovely feature. From the dining room, a further latched oak door leads through to the kitchen/breakfast room which has a range of matching handmade wooden base units with further wooden and tiled work surfaces over and inset single drainer double bowl sink unit. There are further glazed fronted display cabinets to the walls, planned space for cooker, fridge and dishwasher and plumbing for the same. There are exposed ceiling and wall timbers and double-glazed windows to the side and rear elevations. A oak latched door then leads through to the 'L' shaped rear hallway with a glazed door opening to the gardens

- Set in Idyllic Location A Little Over One Mile From the North Herefordshire Village of Kimbolton & Within Easy Access Of The Market Town Of Leominster
- A Stunning Detached Country Residence Offering Flexible 3/4 Bed Accommodation With Ample Living Space With Conservatory Addition
- Boasting a Wealth of Character and Charm Throughout Including Exposed Timbers, Oak Latched Doors, Stone Inglenook Fireplace with Original Bread Oven Feature
- Set in Extensive Gardens & Grounds of Over Half An Acre Including 2 Separate Driveways, Garage/Workshop & Additional Open-Fronted Carport/Garage, Greenhouse & Garden Shed

to the rear with canopy porch over and further doors from the rear hallway leading to a downstairs cloakroom and separate shower room. Also leading off is the utility room with further cupboard storage, marble work surfaces, inset sink, additional wall cupboards, planned space for utilities including plumbing for washing machine and cupboard housing the oil-fired central heating boiler and factory insulated hot water cylinder.

A solid wood staircase from the reception hallway leads up to the first floor landing with exposed timbers and glazed fronted display cabinet. Latched doors then lead off to the master bedroom with windows to two elevations, exposed timbers and built-in double wardrobe with hanging rail. Bedroom 2 again is a good sized double with a window to the front elevation and built-in wardrobes/cupboards. Bedroom 3 can also accommodate a double bed and has windows to side and rear elevations. Also located on the first floor is a family bathroom with a suite to include a panelled bath with mains shower over, low flush w.c. bidet and handwash basin with window to the rear elevation.

Outside, this charming residence is set in over half an acre of mature gardens and grounds which is surrounded by pleasant open rural countryside. The property benefits from two separate gated driveways providing ample parking, the first of which leads on to a detached garage/workshop, with the second also benefiting from a good sized open-fronted garage/carport. The gardens themselves have been attractively landscaped incorporating a lovely flagged patio area to the rear which leads off from the conservatory, with the formal gardens principally laid to lawn with well stocked mature floral and shrub borders. There is an excellent timber framed greenhouse within the grounds, together with a further timber framed garden shed/workshop to the far rear. The gardens then open up to further lawned areas with mature ornamental hedging and a range of mature trees, with a lovely stream meandering through the edge of the garden and all backing onto open countryside.

SERVICES

Mains Electricity and Water. Private Drainage. - TO BE CONFIRMED.
Oil-fired centrally heated
Telephone (Subject to B.T. Regulations).

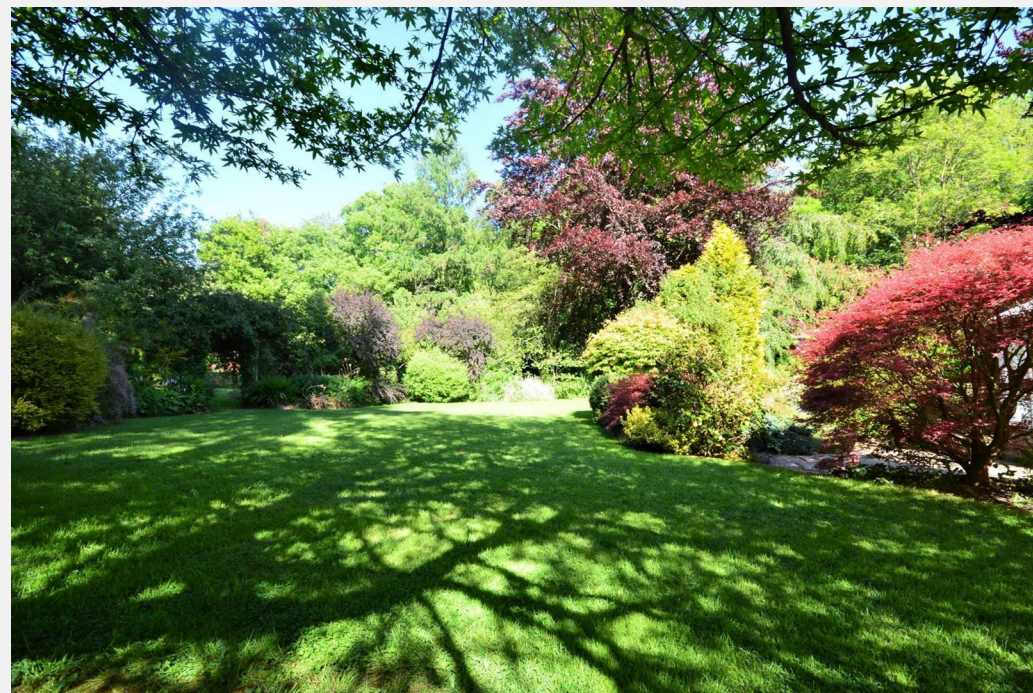
OUTGOINGS - Council Tax Band: E

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

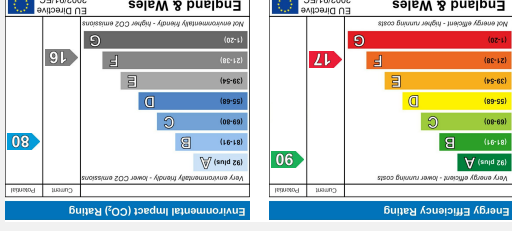






DIRECTIONS
 From Leominster, proceed towards Ludlow on the A49 for approximately one mile. Turn right signposted Leysters and Kimbolton, continue along this road into the village of Kimbolton and take the left hand turning just before the Stockton Cross Pub and continue along this road for approximately one mile where there is a sharp bend in the road to the right where the property will be found directly opposite.

Jackson Property (Leominster)
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Cochall, Kimbolton, Leominster
 Total area: approx. 143 sq. metres (1542 sq. feet)
 These Plans are for Information and Reference Only.
 They are produced using FinalDs.

