



The Dower House, West Town Court, Kingsland, Herefordshire HR6 9SS

Charming 4 Bed Barn Conversion On Fringe Of Popular Village

O.I.R.O £535,000



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- Extremely Well Presented Characterful Attached Barn Conversion
- Offering Delightful 4 Bedroomed Accommodation
- Including 2 Reception Rooms & En-Suite To Master Bedroom
- Most attractive landscaped gardens to front and rear plus woodland with storage sheds and rear vehicular access. Double garage/workshop with large extra space at first floor level.

LOCATION

The property is set in an exclusive development on the fringe of the sought after village of Kingsland. The village benefits from two well respected public houses/restaurants together with post office, doctors surgery, sought after primary school, village hall with tennis courts and playing fields, parish Church, the Luctonians Sports Club on the fringe of the village together with a thriving local community. The market town of Leominster is only a few miles away where a good range of amenities can be found with the larger Cathedral city of Hereford a little further to the south and Ludlow approx. 10 miles to the north.

BRIEF DESCRIPTION

The Dower House is a wonderfully presented and characterful barn conversion having accommodation over two floors comprising a delightful sitting room with french windows, exposed stonework and woodburning stove; a very generous entrance hallway with cloakroom and several storage cupboards; a well fitted and good size kitchen/diner with fitted appliances leading to a dining room/additional sitting room.

Access to the first floor is via a double stairway leading to a wonderfully generous and light galleried landing space off which there are 4 double bedrooms, all benefitting from fitted wardrobes; there is a family bathroom and an en-suite. All windows at the property are double glazed and the house has central heating throughout.

Outside, the grounds have been landscaped and provide very generous and well presented gardens to front and rear. To the front the property has lawned gardens with raised flower beds, paved seating area, log store, entrance gate to parking space. The good sized rear garden includes lawned areas, a pond, maturing shrubs, flowering plants and specimen trees and a paved seating area outside the house. The rear garden leads to an area of woodland (c.1000 sq.m.) which has several storage sheds and vehicular access to the driveway into the development.

The property also has the benefit of a double garage/workshop with a large useful upper level; there are two additional parking spaces outside the garages.

The property is well presented with an abundance of character features and the Agents strongly recommend internal inspection to appreciate the size and the setting of the property on offer

SERVICES

Mains Electricity, Gas, Water & Drainage.
Gas fired central heating.
Telephone & Broadband (Subject to B.T. Regulations)

OUTGOINGS

Council Tax Band: E.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.







AGENTS NOTES

1. The property lies within the curtilage of a Listed Building.
2. Any communal driveways and parking areas are jointly maintained between the Residents.

VIEWING

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

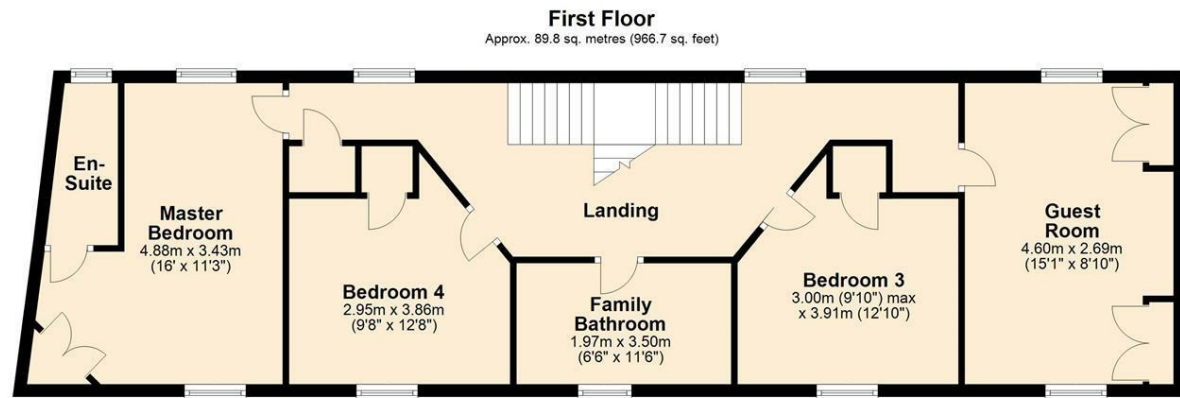
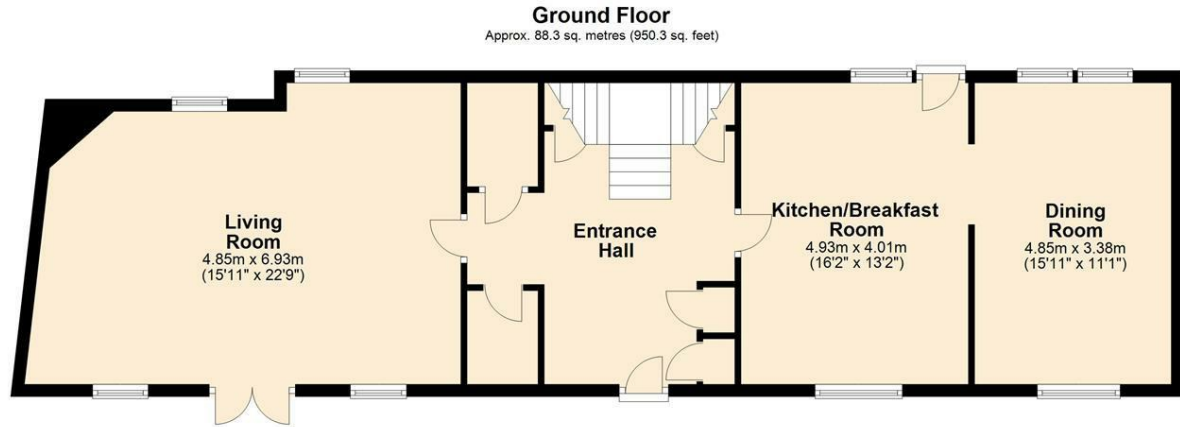
DIRECTIONS

From Leominster proceed west on the B4529 towards Kingsland and Eardisland for approximately 2.5 miles and turn right at Lawton's Cross signposted Kingsland and Knighton, continue along this road for just over 1 mile passing Kingsland Sawmill and Border Oak on your left and the entrance to West Town Court can be found on your left after approximately 100 meters.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
79	81	80	81

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G (1-20).

England & Wales EU Directive 2002/91/EC



Total area: approx. 178.1 sq. metres (1917.0 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

The Dower House

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.