



Barn Cottage , Lyonshall, Kingon, Herefordshire HR5 3LN

Charming Immaculately Presented 3 Bed Stone Barn Conversion Asking Price £335,000



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Lyonshall
Kington
Herefordshire
HR5 3LN
Asking Price £335,000

- A Beautifully Presented Detached Stone Barn Conversion Set on the Fringe of the Village of Lyonshall Close to the Border Market Town of Kington
- Offering Fully Double-Glazed and Gas Centrally Heated 3 Bedroomed Accommodation with Modern Well Appointed Kitchen and Good Sized Family Living Room
- With the Benefit of a Good Sized Lawned Garden, Patio Seating Area, Ample Driveway Parking and Substantial Detached Garage/Workshop

LOCATION

Barn Cottage is situated on the fringe of the historic village of Lyonshall, first mentioned in the Domesday Book in 1086 and one of the largest parishes in Herefordshire, with a largely agricultural economy. The Church of St. Michael and All Angels sits alongside the ruins of the mounted Lyonshall Castle. The nearby market town of Kington offers a good range of everyday amenities including community hospital, library, leisure centre, primary and secondary school and doctor's surgery. More extensive and cultural opportunities are available in the Cathedral City of Hereford.

BRIEF DESCRIPTION

From the driveway, a flagged pathway leads to full-length double-glazed double doors which open through to the kitchen-diner, a lovely light room with well-appointed matching modern base and wall units with wood-effect work surfaces to the base units, tiled splashback and inset ceramic sink. There is a 4-ring gas hob with extractor hood fitted above and separate electric oven and grill below, planned space and plumbing for washing machine and further space for an American style fridge-freezer. There is a range of inset ceiling downlighters and under wall unit lights and incorporated within the units is a breakfast bar. Housed in here is the Worcester gas-fired central heating boiler. There is attractive tiled flooring which continues through to the spacious family living room, with again, two large double-glazed double doors opening out to the patio and gardens to the rear. Forming a lovely feature to the room is a woodburning stove set on a stone flagged hearth. A staircase then leads up to the first-floor landing with doors off to all rooms. The master bedroom, a good sized double bedroom with double-glazed window to the end gable and large double-glazed roof window allowing extra light into the room. There is a vaulted ceiling and exposed ceiling and joist timbers forming a feature. Bedroom 2 also accommodates a double bed and has a double-glazed window to the front elevation and further high ceilings with exposed timbers. Bedroom 3 a comfortable single bedroom with large double-glazed roof window, again affording the room ample light. The family bathroom is well-appointed with a suite in white to include a 'P' shaped bath with separate shower over, low flush w.c and pedestal hand wash basin with electric shaver point fitted and attractive wall and floor tiling.

Outside, the property benefits from its own large gravelled driveway providing ample parking for at least 4 cars, which in turn leads to the excellent detached garage/workshop measuring 35'5 x 16'10 (10.08m x 5.15m) with double doors from the drive, with power and lighting and ideal for somebody into mechanics or potentially working from home. From the gravelled driveway, a flagged pathway leads to the front door and continues to a pleasant patio area overlooking the gardens. The gardens themselves are a good size, principally laid to lawn with a shrub border to the one side.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Gas centrally heated with underfloor heating to the ground floor and radiators to the first floor.
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

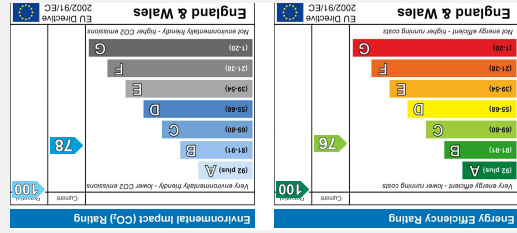
From Leominster Take the A44 West toward Kington, through the village of Pembridge, Continue to Lyonshall and as you leave the village, immediately after Lyonshall Nursery take the next right hand turning and Barn Cottage will be found just down here on your right.

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of







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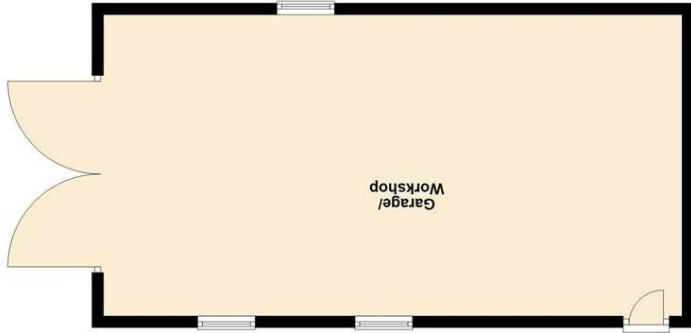
- ROOM MEASUREMENTS**
- GROUND FLOOR
 - KITCHEN - 12'9 x 9'11 (3.89m x 3.04m)
 - LIVING ROOM - 14'10 x 12'9 (4.52m x 3.89m)
 - FIRST FLOOR
 - BEDROOM 1 - 13'0 x 10'4 (3.97m x 3.16m)
 - BEDROOM 2 - 10'4 x 9'5 (2.89m x 3.16m)
 - BEDROOM 3 - 6'3 x 6'2 (1.91m x 1.90m)
 - BATHROOM - 6'0 x 6'0 (1.87m x 1.84m)

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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

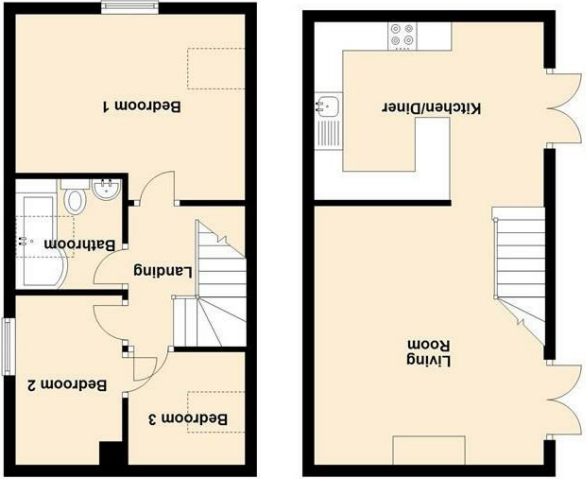
the statements contained in these particulars.



Total area: approx. 114.8 sq. metres (1235.9 sq. feet)



Ground Floor
 Approx. 83.5 sq. metres (898.7 sq. feet)



First Floor
 Approx. 31.3 sq. metres (337.2 sq. feet)