



Criftins Cottage , Kingsland, Leominster, Herefordshire HR6 9SD

Detached 3 Bed Cottage On Fringe Of Popular Village

Asking Price £345,000



Criftins Cottage
Kingsland
Leominster
Herefordshire
HR6 9SD
Asking Price £345,000

- Set On The Fringe Of The Popular & Well Serviced North Herefordshire Village Of Kingsland
- This Charming Detached Cottage Offers Character 3 Bed Accommodation Including 2 Reception Rooms & Conservatory Addition
- Set In Large Gardens & Grounds Of Approximately 0.4 Acres With Driveway Parking
- Chain Free With Vacant Possession

LOCATION

This charming cottage is set on the fringe of the most sought-after North Herefordshire villages of Kingsland, set amidst delightful rural countryside. The village has a thriving and friendly community and offers an excellent range of amenities including two well-supported pub/restaurants together with post office shop, sought-after primary school, village hall with tennis courts and playing fields, Parish Church, Doctor's Surgery and the Luctonians Sports Club on the fringe of the village. The market town of Leominster is only 4 miles distant, the Cathedral City of Hereford approximately 15 miles, and the South Shropshire town of Ludlow approximately 8 miles.

BRIEF DESCRIPTION

Approached from the side elevation a canopy style porch covers the double glazed front door with bulk head light to the side, opening through to a reception hallway with further glazed door out to the opposite side of the cottage, off the hallway is a cloakroom/WC and separate large walk in cloaks cupboard. An archway leads through to in inner hallway which continues through to the kitchen which offers a range of base and wall units, with work surfaces over and inset sink. There is an electric hob with extractor hood over and separate double oven and grill at easy height with windows to front and side elevations, ceiling timbers and door to a utility/pantry cupboard with space and plumbing for washing machine and fitted shelving. A doorway from the kitchen leads through to the separate dining room with window to the front elevation with exposed ceiling timber and forming a feature to the room is the exposed stone wall with original recessed fire place with wooden lintel over (not functioning).

A further door from the reception hallway leads through to the family living room with two windows to the side elevation and glazed double doors leading through to the conservatory addition to the rear which takes advantage of the lovely private views over the gardens and countryside beyond with doors leading out to the same.

A staircase from the inner hallway leads up past a window to the side elevation to the first floor landing with loft access and doors off to all rooms. The principle bedroom initially

has an en-suite shower room area which then leads through to the bedroom with windows to rear and side elevations taking advantage of the lovely views. There are two further bedrooms, both with half vaulted ceilings with exposed timbers and separate family bathroom with a coloured suite to include panelled bath, low flush WC, pedestal hand wash basin and airing cupboard with hot water cylinder and wood slatted shelving.

Outside the cottage is set on the fringe of the village within extensive gardens and grounds of approximately 0.4 acres with ample parking with the gardens themselves principally laid to lawn.

The property would benefit from some updating/modernisation and offers considerable potential to create a lovely home.

AGENTS NOTES

- The neighbouring land owner has a right of access to the field to the rear of the property. For further details contact the agent.
- The property has an Uplift Clause relating to any future development. For further clarification please contact our Leominster Office.

SERVICES

Mains Electricity, Water and Drainage.
Oil Fired Centrally Heated.

OUTGOINGS

Council Tax Band: D

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWINGS

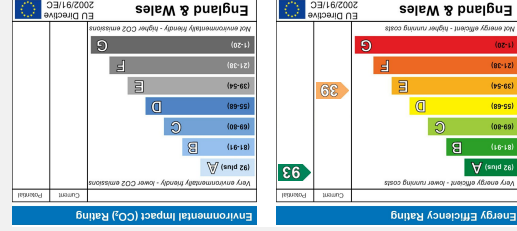
Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

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







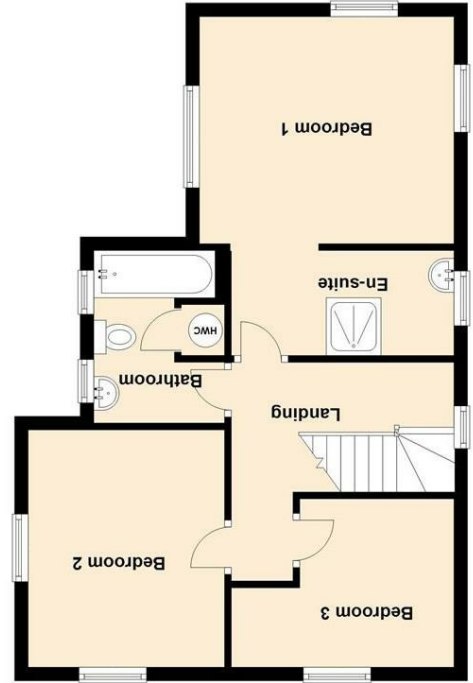
- ROOM MEASUREMENTS**
- GROUND FLOOR
 - LIVING ROOM - 16'7 x 12'6 (5.05m x 3.81m)
 - CONSERVATORY - 12'10 x 9'11 (3.91m x 3.02m)
 - KITCHEN - 9'10 x 8'1 (3.00m x 2.46m)
 - DINING ROOM - 11'1 x 8'0 (3.38m x 2.44m)
 - FIRST FLOOR
 - BEDROOM 1 - 12'7 x 10'11 (3.84m x 3.33m)
 - BEDROOM 2 - 11'7 x 9'9 (3.53m x 2.97m)
 - BEDROOM 3 - 10'11 max x 8'3 (3.33m max x 2.51m)
 - BATHROOM - 7'9 x 5'6 (2.36m x 1.68m)

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.

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 the statements contained in these particulars.



Ground Floor
 Approx. 49.0 sq. metres (528.0 sq. feet)



First Floor
 Approx. 49.3 sq. metres (530.7 sq. feet)

Total area: approx. 98.4 sq. metres (1058.7 sq. feet)

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.