



Greystones Beechgrove, Kington, Herefordshire, HR5 3RH

Charming Updated 2 Bed Detached Cottage

Guide Price £265,000



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LOCATION

Greystones is located approximately one mile from the north Herefordshire market town of Kington, an historic town set on the English/Welsh border which offers excellent amenities including supermarket, Doctors surgery, traditional high street shops, Library, Hotel & Spa and both primary and secondary school. All surrounded by delightful rural countryside with Offas Dyke and the Mortimer Trail footpaths providing superb walking.

BRIEF DESCRIPTION

This charming detached cottage is approached via a gated gravelled pathway from the driveway which leads the front elevation with glazed inset front door with canopy style porch over which open to the Reception Hallway with window, ceiling light, power points, under stairs storage and quarry tiled flooring. A door then leads off to the Living Room with double glazed windows to front and side elevations, wall lighting and forming a central feature to the room is a recessed fireplace with inset wood burning stove set on a raised hearth with power points and TV aerial point. The Kitchen Dining Room also leads off the Reception Hallway and offers a range of matching solid wood fronted base and wall units, with work surfaces to the base units with inset sink and tiled splash backs. There is a built in electric hob and oven and grill below with extractor hood above, integrated dishwasher and further planned space and plumbing for washing machine. There's a range of inset down lighters, power points, double glazed window to the side overlooking the gardens with a door leading to the same and tiled flooring which continues through to the dining area where there are further ceiling down lighters, power points, telephone point and window overlooking the garden. A door from the Kitchen area leads to a utility room with further cupboard storage, inset ceiling down lighters, window to the rear and house in here is the LPG (gas) central heating boiler.

Also on the ground floor is the updated Family Bathroom which is accessed from the Reception Hallway and includes a panelled bath with electric shower over, low flush W/C, wash hand basin, heated towel rail, ceiling lighting, tiled flooring with under floor electric heating and double glazed window.

A staircase from the Reception Hallway leads up to the first

- Charming Updated Detached Cottage Located Close To The Border Town Of Kington
- Offering Well Presented, Centrally Heated 2 Bed Accommodation
- Modern Kitchen/Dining Room & Family Living Room With Wood Burning Stove
- Set In A Quarter Of An Acre Of Gardens & Grounds With Ample Driveway Parking & Timber Shed/Workshop

floor Landing with double glazed window, ceiling light, power points and doors off to both bedrooms. Bedroom 1 has a double glazed window to the front elevation, ceiling light, exposed ceiling timbers, loft access and power points fitted. Bedroom 2 has a double glazed window to the side elevation overlooking the gardens, ceiling light, exposed ceiling timbers and power points fitted.

Outside the property is set in approximately a quarter of an acre and benefits from a large gravelled driveway providing ample parking for numerous cars with double opening gates leading to the paddock/grounds to the rear. A further personal gate leads to the formal gardens to the side of the cottage which are principally laid to lawn with gravelled pathways to the front door and kitchen door and a useful detached timber framed garden shed/workshop which measures 10'2 x 6'10 (3.10m x 2.08m).

AGENTS NOTES

The property benefits from planning permission for a proposed two storey side extension providing a dining room and third bedroom. The date of the permission is April 2021 - application number 210168. For further details contact the selling agent.

SERVICES

Mains Electricity and Water. Private Drainage
LPG (Gas) Central Heating

OUTGOINGS - Council Tax Band: C

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

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

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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 the statements contained in these particulars.

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.

DIRECTIONS

From Kington take the B4355 Presteigne/Titley road for approximately one mile where the property will be found on your right hand side as indicated by the agents for sale board.

ROOM MEASUREMENTS

- GROUND FLOOR
- KITCHEN/DINING ROOM - 15'10 x 9'5 min 13'6 max (4.83m x 2.87m/4.11m)
- LIVING ROOM - 13'3 x 9'10 (4.04m x 3.00m)
- BATHROOM - 5'11 x 5'7 (1.80m x 1.70m)
- FIRST FLOOR
- BEDROOM 1 - 13'0 x 9'11 (3.96m x 3.02m)
- BEDROOM 2 - 9'7 x 7'11 (2.92m x 2.41m)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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