



St Marys House , Kingsland, Leominster, Herefordshire HR6 9QS

Traditional Grade II Listed Farm House & Attached Annexe

Offers Over £635,000



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Kingsland
Leominster
Herefordshire
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LOCATION

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

BRIEF DESCRIPTION

St Marys House is a substantial Grade II Listed Farmhouse set in the lovely, North Herefordshire village of Kingsland. The property offers extensive accommodation set over two floors including the main Farmhouse and a 2 bed attached Annexe, all set in pleasant gardens.

The main Farmhouse requires a full scheme of renovation/refurbishment however offers considerable potential with its extensive accommodation to include in brief, a Reception Hallway, Sitting Room, Formal Dining Room, generous Drawing Room With fireplace and French doors to the garden and large Family Kitchen/Breakfast Room. There is also a down stairs Cloakroom, rear Hallway, Utility Room and further Store Room on the ground floor.

The first floor accommodation includes 5 good sized Bedrooms with a large En-Suite Bathroom to the Principle Bedroom and a separate Family Bathroom off the landing.

Outside the property benefits from pleasant lawned gardens which are principally to the front and side elevations, with its own private driveway providing ample parking and leading around to the rear where there is an attached Garage/Outbuilding.

ANNEXE

The Annexe was formally part of the main house and is currently rented out on an assured shorthold tenancy. The Annexe is accessed from the rear by its own private front door with open fronted porch, which leads through

- Located In The Popular & Well Served North Herefordshire Village Of Kingsland
- A substantial Detached Grade II Listed Farm House & Annexe Offering 7 Bedroomed Accommodation In Total
- Set In pleasant Gardens With Driveway Parking & Attached Garage/Outbuilding
- The Main Farm House Requires A Full Refurbishment/Renovation With The Annex Currently Rented On A Short Hold Tenancy

to a Reception Hallway with doors off to all rooms and staircase to the first floor accommodation. The Kitchen/Dining Room offers a range of matching base and wall units with electric hob and cooker built in, ample work surfaces and inset sink and space for a family dining table, with windows to three elevations. There is a separate Living Room with window to the front elevation and benefits from a downstairs Cloakroom/WC. The first floor accommodation includes 2 good sized bedrooms, both benefiting from built-in wardrobes, Family Bathroom and separate WC. The Annexe is gas centrally heated and the boiler is located in the Kitchen.

AGENTS NOTES

The roof has recently been renewed.

SERVICES

Mains Electricity, Gas & Drainage. Private Water.

OUTGOINGS

Council Tax Band: E

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

Jackson Property (Leominster)

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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.

ROOM MEASUREMENTS

MAIN HOUSE

GROUND FLOOR

SITTING ROOM - 16'11 x 15'11 (5.16m x 4.85m)

DINING ROOM - 13'4 x 12'10 (4.06m x 3.91m)

DRAWING ROOM - 27'7 x 14'0 (8.41m x 4.27m)

KITCHEN/BREAKFAST ROOM - 18'11 x 17'10 (5.77m x 5.44m)

UTILITY ROOM - 8'3 x 7'4 (2.51m x 2.24m)

FIRST FLOOR

BEDROOM 1 - 20'4 x 13'10 (6.20m x 4.22m)

EN-SUITE - 14'1 x 7'10 (4.29m x 2.39m)

BEDROOM 2 - 13'5 x 12'2 (4.09m x 3.71m)

BEDROOM 3 - 13'5 x 11'4 (4.09m x 3.45m)

BEDROOM 4 - 17'2 x 10'1 (5.23m x 3.07m)

BEDROOM 5 - 15'11 x 10'5 (4.85m x 3.18m)

BATHROOM - 11'6 x 8'2 (3.51m x 2.49m)

ANNEXE

GROUND FLOOR

KITCHEN/DINING ROOM - 17'1 x 15'5 (5.21m x 4.70m) max

LIVING ROOM - 10'8 x 8'7 (3.25m x 2.62m)

FIRST FLOOR

BEDROOM 1 - 11'0 x 10'9 (3.35m x 3.28m)

BEDROOM 2 - 10'9 x 10'8 (3.28m x 3.25m)

BATHROOM - 5'10 x 5'3 (1.78m x 1.60m)



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