



## Chapel Brook Cottage , Kimbolton, Leominster, Herefordshire HR6 0HF

Stunning Individual, Architect Designed 3 Bed Detached Country Home

Asking Price £450,000





**Chapel Brook Cottage**  
**Kimbolton**  
**Leominster**  
**Herefordshire**  
**HR6 0HF**  
**Asking Price £450,000**

- Impressive Detached Architecturally Design Property Set In The Rural North Herefordshire Village Of Kimbolton
- Offering Unique 3 Bedroomed Accommodation With Large Attached Workshop Potential Annexe
- With The Benefit Of Ample Driveway Parking & Attractive Landscaped Rear Gardens

**LOCATION**

Chapel Brook Cottage is situated in the pleasant rural North Herefordshire village of Kimbolton surrounded by lovely rural countryside. The village itself benefits from the Stockton Cross Pub, which has recently been refurbished, primary school, Church and thriving local community, with the market town of Leominster close to hand offering a good range of everyday facilities to include a range of supermarkets, traditional High Street shops, leisure facilities including swimming pool, primary and secondary school and transport links to include both bus and railway stations. The Cathedral City of Hereford is located a little further to the south for a more comprehensive range of facilities and the popular Historic South Shropshire town of Ludlow is also close to hand.

**BRIEF DESCRIPTION**

This impressive detached individual property was architecturally design and built in 2018 set in a delightful rural village location. The property offers unique, light and airy accommodation set over two floors. Approached from the private driveway a charming timber canopy porch frames the front door which open to the reception hallway which leads through to the open plan family sitting/dining area. The dominant feature to the room is the stunning vaulted ceiling to the rear with fully glazed windows, overlooking the rear garden. The property benefits from a modern well fitted kitchen off the dining area and separate utility room and cloakroom/wc off. The family living room has a feature fireplace with wooden mantel above and double doors leading out to the rear gardens. To the side of the property and accessed from the utility room is a large attached workshop which provides a unique opportunity to work from home, create a studio or even provide additional annexe accommodation subject to the appropriate permissions. The first floor accommodation is access from the staircase from the reception hallway leading up to

the galleried landing with doors leading off to all three bedrooms with the benefit of a well-appointed and spacious family bathroom which includes a separate shower.

Outside the property benefits from ample gravelled driveway parking with gated access leading around to the most delightful enclosed landscaped gardens to the rear with form a lovely feature to the property.

Viewing is highly recommended to full appreciate the quality and individual character that this property has to offer.

**SERVICES**

Mains Water & Electricity - Private Drainage  
 Air Source Heating  
 Telephone (Subject to B.T.Regulations).

**OUTGOINGS**

Council Tax Band: D

**VIEWING**

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

**LOCAL AUTHORITY**

Herefordshire Council. Tel. 01432 260000

**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 the statements contained in these particulars.







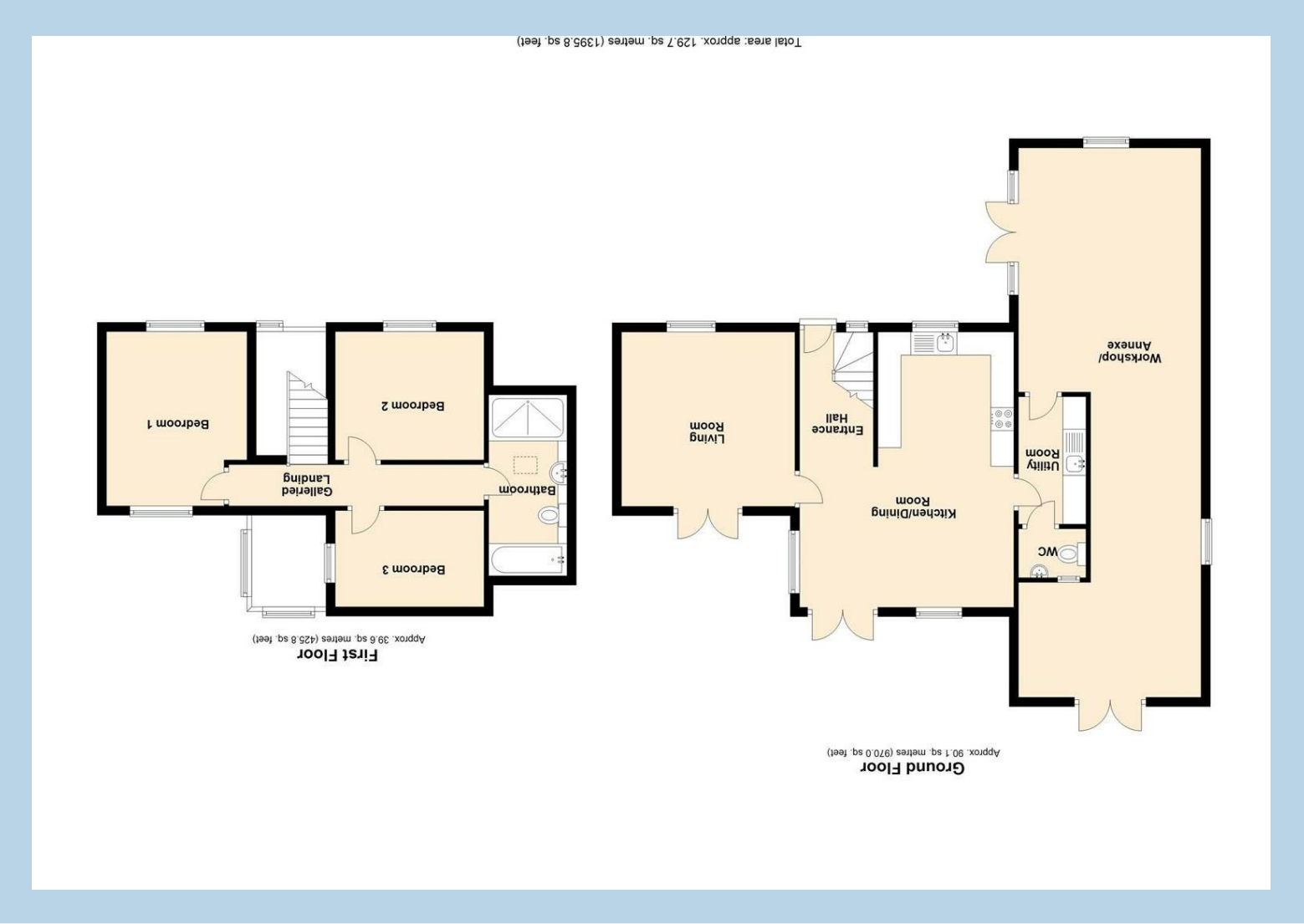
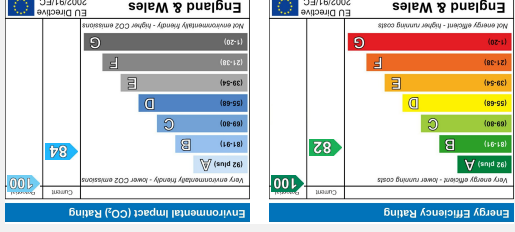




The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

### ROOM MEASUREMENTS

**GROUND FLOOR**  
 KITCHEN/DINING ROOM - 19'4 x 17'6 (5.89m x 5.33m)  
 LIVING ROOM - 12'5 x 10'0 (3.78m x 3.05m)  
 WORKSHOP/ANNEXE - 38'0 x 13'1 max (11.58m x 3.99m)  
**FIRST FLOOR**  
 BEDROOM 1 - 12'5 x 11'11 (3.78m x 3.63m)  
 BEDROOM 2 - 10'6 x 9'2 (3.20m x 2.79m)  
 BEDROOM 3 - 10'6 x 6'6 (3.20m x 1.98m)



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