Magi Alexander

KINGSFIELD

£550,000

"Property and land with bags of potential"

Kingsland, Herefordshire

Situated on the edge of the popular Herefordshire village of Kingsland, this pretty, 3 bedroom cottage with planning permission to incorporate an attached brick barn, includes a wild garden, numerous outbuildings and paddocks extending to approx 3.5 acres and offers a fantastic opportunity for lifestyle or business.

- Detached cottage
- Enormous potential
- Planning in place for barn extension
- Outbuildings
- Paddocks
- Thriving village location
- Great small holding venture
- No chain

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The property itself is representative of a true, archetypal English cottage: beautiful, chocolate box looks on the outside - replete with nooks, crannies, quirks and character on the inside. Uninhabitable until last year, Kingsfield has recently been overhauled to include a new kitchen, bathroom update and interior remodelling to improve the living flow and celebrate the best of the character features. With yet more potential to be realised, planning permission has also been granted to incorporate an attached brick barn into the cottage to create a truly impressive countryside residence.

In its current layout, a large boot room accesses the recently fitted kitchen/ dining room, a great connected space for family mealtimes. This flows into the sitting room, a well-proportioned room featuring an open fireplace with attractive brick and wooden hearth and mantle. A further reception room is currently used as children's playroom but could easily be used as a study, home office, dedicated dining room or snug.

Climb the stairs to the first floor to be immediately greeted by a pretty window seat, overlooking the garden. From here the attractive wooden panelled landing snakes through the property to access three double bedrooms (the master having large fitted wardrobes) and a refurbished bathroom.

Outside: A gate accesses the generous driveway, passing the cottage and on to the yard. To one side is a large, open-sided metal barn with concrete floor (20.23m x 8.82m), a recent Engineer's Report of which states that this barn is structurally sound and suggests suitability for conversion under Class Q planning. To the other side is a brick barn, ripe for renovation; continue further through the site to another large, metal barn with easy access to the adjacent land.

Surrounding the outbuildings is approx 3.5 acres of paddocks (TBV by buyer's solicitor) with various points of access. There is a further garden area to the front of the property, bordered to one aspect by character a brick wall and arched doorway.

The outside space, infrastructure, buildings and amenity lend huge benefit and potential to this property: whether it be to a keen gardener, those with livestock and horses or even for establishing a small business.

Area: Kingsland is a popular and highly-regarded Herefordshire village with a thriving community; it features two public houses, a general village store, Post Office and café, doctor's surgery, picturesque village green in front of the St Michael's and All Angels Church, primary school, village hall and well-known Luctonians Rugby Club. The village is also served by local bus routes.

Directions: From Leominster, take the A44 west towards Pembridge. After 1/2 mile, take a right turn onto the B4360 towards Kingsland; continue on this road through the village of Kingsland until you reach a T-junction opposite Luctonians Rugby Club; here, take a right. Continue past new houses on your right hand side and after a short distance, turn right onto ingsfield's driveway.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating, radiators; LPG
Service charges:	Nil
Services:	Mains water, electricity; private drainage. Mains gas available at front of property.
Covenants:	Uplift on any new development on land.
Broadband:	Yes**; (Fibre available, up to 900Mbps)

* correct as of instruction date | ** Source: BT

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.