

# SWALLOW'S REST

£725,000



“An impressive property with great outdoor space”

Kimbolton, Herefordshire

Swallow's Rest sits on a corner plot and is part of a select development of three quality homes, displaying outstanding design and attention to detail in the interior finishes. This property's trump card is the outdoor space: with great gardens, stable block and a terrific paddock – a perfect spot for a taste of the Good Life!

- Beautiful style
- Great family home
- Approx 2 acres (tbv)
- Kitchen diner
- Stable block and paddock
- Garage



Inside the property, you are greeted by a large entrance hallway with solid wooden stairs to the first floor and a useful storage cupboard. Oak doors lead through to the sitting room, which spans the full depth of the property; this room is light and airy, benefitting from windows to three aspects, doors which open to the rear garden, a feature fireplace and modern wood burning stove.

A stunning, modern kitchen and dining space sits to the other side of the property: featuring a tiled floor, an array of modern cupboards and a range-style cooker. The kitchen leads off to a useful utility area with rear door access to the garden and a convenient WC and shower room.

The first floor landing continues the light and airy feel and leads off to four good-sized, double bedrooms - one of which is currently set out as a home office. The master bedroom is large and connects to the adjoining en-suite bathroom. A further, superb fitted family bathroom with separate bath and walk-in shower completes the upstairs accommodation.

**Outside:** The property is approached via a gated driveway with a manicured garden stretching to the right of you; the space to the front of the house provides ample parking and turning space. The property's trump card must, undoubtedly, be the included land that sweeps to the side and rear: all neatly landscaped with a lawn garden, post and rail fencing, a newly-planted orchard, kitchen garden, paddock with stable block and gated access which leads through a coppice down to a small stream. A further area, currently used for poultry, is neatly tucked away to the side.

**Area:** Swallow's Rest lies in the village of Kimbolton and has a church and public house within walking distance. The village also has a primary school and the well-renowned Stockton Bury Gardens, which also features a terrific café. The nearby market town of Leominster lies a couple of miles to the west and has all the conveniences you would expect such as supermarkets, cafes, restaurants, medical facilities and transport links.

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.

