Magi Alexander

DOLPHIN COTTAGE

£350,000

"A charming country cottage"

Kingsland, Herefordshire

A charming detached three-bedroom cottage in a peaceful hamlet just outside Kingsland. A much-loved family home for over 50 years, Dolphin Cottage offers a rare opportunity to renovate and create a characterful country home in a superb rural location.

- Charming 3-bedroom cottage
- Opportunity to renovate
- Great open, rural views to rear
- Ample parking
- Potential to extend
- Plenty of garden storage
- Garage
- Outskirts of popular village

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Dolphin Cottage is a property full of character and potential, occupying a lovely position on the outskirts of the popular village of Kingsland. Having been a much-loved family home for more than five decades, the cottage has remained largely true to its original character and now offers an exciting opportunity for a new owner to modernise and create a home entirely to their own taste.

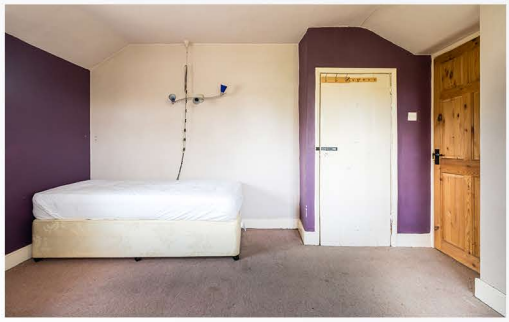
Internally, a wooden front vestibule opens into the reception hall. The principal sitting room lies to the left and features an open fireplace, picture window to the front and French doors opening towards the rear. To the right is a charming dining room with twin windows, while an inner lobby provides useful understairs storage.

The kitchen is positioned at the rear of the property and offers space for a breakfast table together with good storage. With sympathetic renovation and some imagination, this could become a particularly attractive farmhouse-style kitchen. A rear lobby provides access to a downstairs WC and the garden.

Upstairs, a spacious landing leads to three well-proportioned bedrooms and a generous family bathroom, which includes a panelled bath, separate shower cubicle, WC and wash hand basin.

The property is now in need of modernisation and renovation, but this is also what makes Dolphin Cottage such an exciting proposition. The detached garage may also offer potential for extension, subject to the necessary planning consents, while retaining the garden space.

Outside: The property is approached through twin five-bar gates onto a particularly generous gravelled driveway, providing excellent parking and access to the garage, which is tucked discreetly behind the house. There are also a number of useful storage sheds and a substantial gravelled area, offering plenty of scope for landscaping and the creation of a private country cottage garden. To the rear, the property enjoys an attractive outlook over the neighbouring orchard and surrounding countryside.



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Area: Kingsland is a sought-after rural village in north Herefordshire, approximately four miles north-west of the market town of Leominster. The parish lies within attractive countryside between the Rivers Lugg and Arrow and is well known for its picturesque rural character. The village offers a range of everyday amenities, including a primary school, village shop/post office, church and public houses, while nearby Leominster provides a wider range of shops, services and transport links. The historic market town of Ludlow is also within easy reach, making this an appealing location for those seeking a peaceful country lifestyle without being too far from larger centres.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; LPG
Services:	Mains electricity and water; private drainage.
Services charges:	Nil
Flood Risk:	Rivers: “High”; Surface water: “Very low”***
Covenants:	None known
Broadband:	Yes** (Ultrafast up to 1800Mbps)
Mobile:	Yes, coverage available**
Notes:	The kitchen of the property flooded in 2022.

* correct as of instruction date

** Source: Ofcom

*** Gov.uk flood risk checker

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.