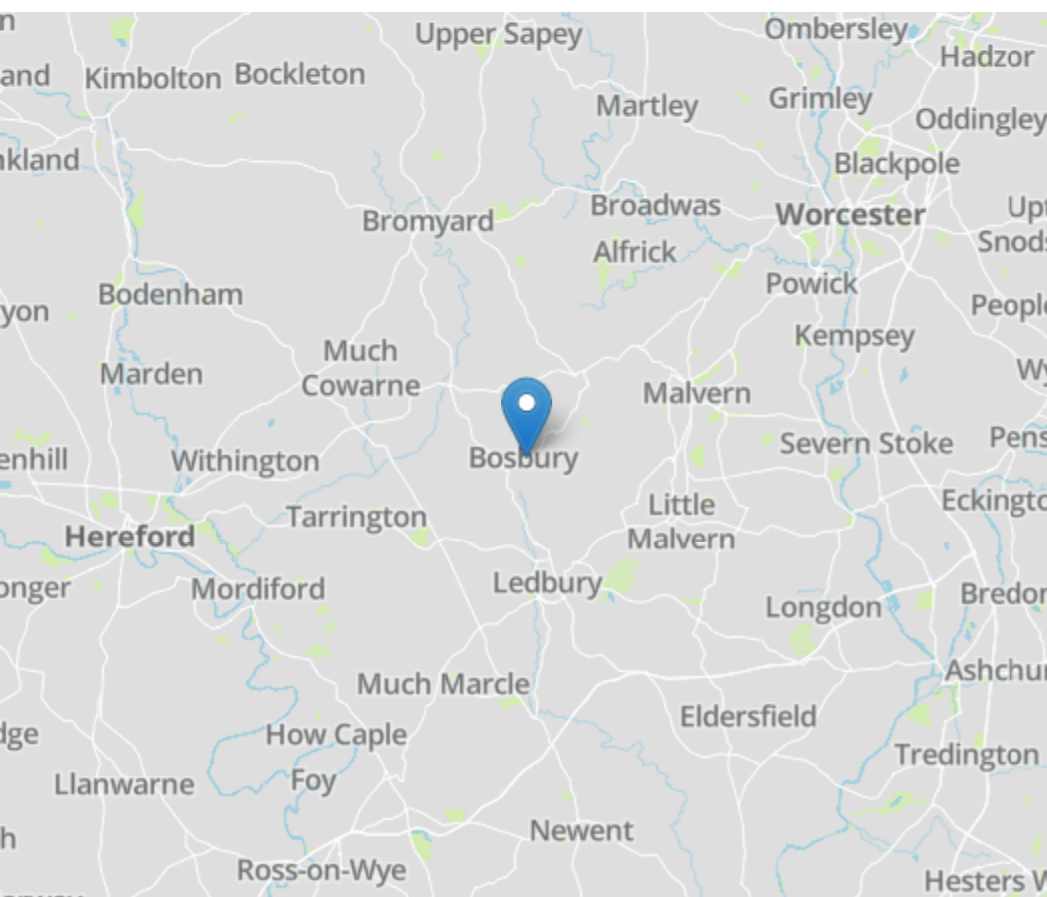




## DIRECTIONS

From our office proceed on the B4214 Bromyard Road for approximately 3 miles, upon reaching the village of Bosbury, Karsland House can be found on the right hand side just past the Public House.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

All mains services are connected.

### Outgoings

Council Tax: Band D

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

Karsland House, Bosbury  
Ledbury HR8 1PR

**£385,000**



- Set within the popular village of Bosbury. • A stunning Grade II Listed Cottage. • Semi-Detached. • Wealth of Character Features Throughout. • Two Reception Rooms. • Two Double Bedrooms. • Delightful Garden with Un-Spoilt Views Over Surrounding Countryside. • Off Road Parking.

Hereford 01432 343477

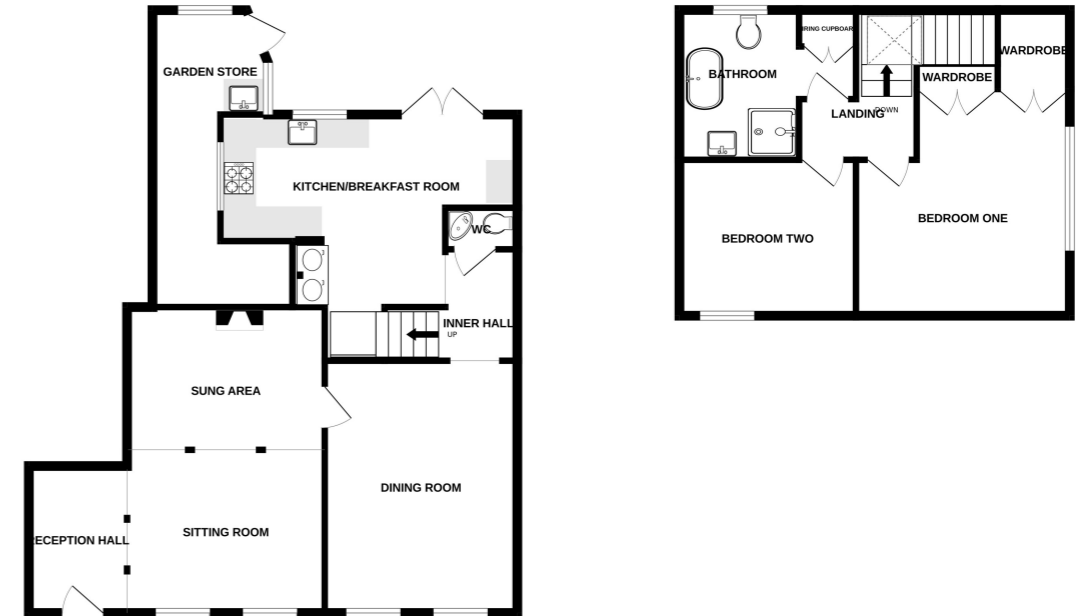
Ledbury 01531 631177





GROUND FLOOR  
790 sq.ft. (73.4 sq.m.) approx.

1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.  
Made with Metropix ©2024

## Karsland House

### Situation and Description

Karsland House is situated within the popular village of Bosbury approximately 4 miles from Ledbury. The property offers stunning accommodation throughout together with a wealth of character features, beautiful, well stocked garden with unspoilt views over the surrounding countryside and off road parking.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with a wealth of wall and ceiling beams, original tiled flooring, opening to:

#### Snug/Sitting Room

11' 8" x 18' 7" (3.56m x 5.66m) with two windows to front, feature gas fired wood burning stove, radiator, power points, wall lights, T.V point, wooden flooring, wealth of feature wall and ceiling beams, door to:

#### Dining Room

11' 8" x 15' 3" (3.56m x 4.65m) with two

windows to front and window to side, radiator, power points, wooden flooring, wall and ceiling beams. Opening to:

#### Inner Hall

with window to rear, ceiling beams. Door to:

#### Cloakroom

with low flush w.c., wash basin, tiled splashbacks.

#### Kitchen/Breakfast Room

18' 0" max x 11' 8" max (5.49m max x 3.56m max) with window and double doors opening onto the garden, roof light, range of laminate worktops with cupboards and drawers under, inset sink, built-in four ring electric hob with oven under, Rayburn oven, integrated dishwasher, space for fridge/freezer, wall mounted glass fronted display cabinets, tiled splashbacks, ceiling spot lights, polished concrete flooring, feature ceiling beams, understairs storage area.

### First Floor

#### Landing

with Velux window, hatch to roof space,

feature wall and ceiling beams. Doors to:

#### Bedroom One

12' 11" max x 13' 9" max (3.94m max x 4.19m max) with window to side, radiator, power points, feature wall and ceiling beams, double doors to built-in wardrobe.

#### Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m) with window to front, radiator, power points, feature wall beams.

#### Bathroom

with window to rear, free standing roll top bath, separate shower cubicle, low flush w.c., circular wash basin with vanity under, wooden flooring, tiled splashbacks, radiator, double doors to Airing Cupboard.

### Outside

#### Approach

The property is approached via a paved foregarden with inset shrub beds. A concrete parking space is located at the front of the property.

#### Garden

The garden can be accessed via a wooden side gate and forms a delight

feature of the property. This mature cottage style garden offers well established shrub and floral beds and borders, ornate fish pond and lawn with pathway meandering to the bottom of the garden.

#### Utility Room

Accessed from the garden, with window to side, wooden worktops with inset sink, space and plumbing for washing machine, power points, ideal storage area.



### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

### At a glance...

- Snug/Sitting Room  
11'8 x 18'7 (3.56m x 5.66m)
- Dining Room  
11'8 x 15'3 (3.56m x 4.65m)
- Kitchen/Breakfast Room  
18' max x 11'8 max (5.49m max x 3.56m max)
- Bedroom One  
12'11. 13'9 (3.94m x 4.19m)
- Bedroom Two  
11'5 x 9'5 (3.48m x 2.87m)

### And there's more...

- Set in a popular village location.
- A Stunning Semi-Detached Cottage.
- Grade II Listed.
- Two Double Bedrooms.
- Mature Cottage Style Garden.
- Off Road Parking.