

FOR
SALE



Curl Brook House, Lyonshall, Nr Kington, Herefordshire HR5 3JP

£485,000 - Freehold

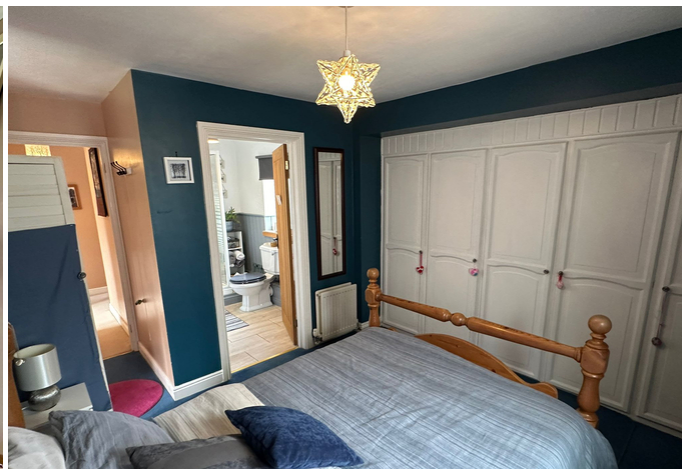
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular village location, a spacious 4/5 bedroom detached house offering ideal family/retirement accommodation. The property has the added benefit of generously sized living accommodation, good size south-facing rear garden, single garage and ample parking and to fully appreciate this property we recommend an internal inspection. In more detail, the accommodation comprises the following:-

POINTS OF INTEREST

- *Popular village location*
- *Deceptively spacious 4/5 bedroom detached house*
- *2 Large receptions, breakfast kitchen & utility*
- *Good size south-facing rear garden*
- *Ideal family home*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With composite entrance door through to the

Entrance Hall

With mat-well, fitted carpet, Velux style rooflight and door to the

Downstairs Cloakroom

Low flush WC, wash hand-basin, radiator, vinyl flooring, double glazed side window.

Sitting/Dining Room

Fitted carpet, double radiator, double glazed window to the front aspect and large Velux skylight.

Inner Hallway

Radiator, carpeted staircase to the first floor, understairs store cupboard and door to the

Lounge

Fitted carpet, double radiator, double glazed window to the front aspect, coved ceiling, range of lighting, feature woodburning stove with plinth and display mantel above and double glazed sliding patio door to the

Conservatory

Of uPVC construction with laminate flooring powerpoints, opening window vents, blinds and door to the rear patio and garden.

Kitchen/Breakfast Room

Breakfast room with single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, vinyl flooring, space and plumbing for slimline dishwasher, built-in oven and 4-ring hob with cookerhood over, double glazed window overlooking the rear garden, recessed spotlighting, space for breakfast table, 2 double radiators, further double glazed window overlooking the garden, space for upright fridge/freezer and partially glazed panelled door to the

Utility Room

With worksurface and space and plumbing below for washing machine and tumble dryer, eye-level store cupboard, vinyl flooring, double glazed window and door to the rear garden and internal door to the INTEGRAL SINGLE GARAGE.

Spacious first floor landing

With double glazed window to the front aspect, access hatch to loft space and door to

Bedroom 1

Fitted carpet, double radiator, double glazed window to the side, range of built-in wardrobes and door to the EN-SUITE SHOWER ROOM with suite comprising vanity wash hand-basin with storage below, low flush WC, double shower cubicle with glazed sliding door, radiator, tiled floor, double glazed window with blind, coved ceiling, shaver socket.

From Bedroom 1, there is a door through to a Dressing Room/Bedroom 5

Fitted carpet, double radiator, double glazed window overlooking the rear garden.

Agent's Note

1. The dividing wall between Bedrooms 1 & Bedroom 5/Dressing Room could easily be removed to make one large bedroom, if required.
2. It should be noted that the vendor is related to a member of staff at Flint & Cook

Bedroom 2

Fitted carpet, double radiator, decorative wall, double glazed window overlooking the rear garden.

Bedroom 3

Fitted carpet, double radiator, double glazed window to the front aspect.

Bedroom 4

Double glazed window overlooking the rear garden.

Bathroom

With antique-style suite comprising roll-top clawfoot bath with handheld shower attachment over, low flush WC, pedestal wash hand-basin, tiled floor, radiator, partial panelled walling, double glazed window, radiator and built-in storage cupboard with shelving.

Outside

To the immediate rear of the property, there is an area laid to patio slabs and chippings - ideal for entertaining, with access then onto the extensive rear garden which is mainly laid to lawn, bordered by a wide variety of flowers and shrubs and well enclosed by hedging, fencing and trees to maintain privacy. There is a sectioned-off area at the bottom of the garden with greenhouse and again well enclosed for privacy.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E - payable 2024/25 £2843.12.

Water and drainage - metered supply.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed west out of Hereford City along Whitecross Road taking the 2nd exit at the Monument roundabout onto Kings Acre Road. After passing the Blue Diamond Garden Centre, turn right as signposted to Credenhill and follow the signs for Kington. After approximately 10 miles on entering the village of Lyonshall, Curl Brook House is on the left-hand side, as indicated by the Agent's FOR SALE board. What3words -



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		