

FOR  
SALE



## Kinley Farm, Letton, Hereford HR3 6DP

£595,000 - Freehold

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## PROPERTY SUMMARY

Kinley Farm is a fantastic four bedroom extended detached cottage situated in a rural location 12 miles West of Hereford City. The property benefits from 10 acres of land divided into separate paddocks with a fantastic 3.5 acre peaceful and secluded meadow. The property itself boasts a wealth of space having been extended to the ground floor offering flexible accommodation throughout with 4 reception rooms, conservatory, kitchen/breakfast room, utility room and downstairs bathroom. To the first floor, four bedrooms, two shower rooms and ample storage space.

A viewing is highly recommended.

## POINTS OF INTEREST

- Rural location 12 miles West of Hereford City
- Extended four bedroom detached cottage
- 4 bed, 3 bath, 4/5 receptions
- 10 Acres of land divided into separate paddocks
- Stables & outbuildings
- Must be viewed!



## ROOM DESCRIPTIONS

### Ground floor

With entrance door into

### Entrance porch

With tiled floor, light, power, single glazed windows and double glazed door into

### Entrance hallway

With fitted carpet, radiator, ceiling light point, central heating thermostat, carpeted stairs leading up with useful under stair cupboard and doors to

### Dining room

With tiled floor, coving, dado rail, radiator, ceiling light point and dual aspect double glazed windows to the front and side aspects.

### Downstairs bathroom

A modern three piece white suite with large corner bath, low flush w/c pedestal wash hand basin, double glazed window with fitted blind, automatic recess spotlights, fully tiled surround and floor and large built in storage cupboard.

### Kitchen/breakfast room

Fitted with matching wall and base cupboards, ample work surface space, stainless steel sink and drainer, space for range cooker, under counter space for dishwasher, larder fridge, ample space for dining with extra wall and base cupboards, double glazed french doors, double glazed window with fitted blind, tiled floor, two ceiling light points and doors to

### Living room

A beautiful light and airy living space with fitted carpet, ceiling light point, feature woodburning stove, double glazed windows with fitted blinds, radiator and french doors leading out to the rear patio area and door into the

### Conservatory

With tiled floor, radiator, double glazed windows with fitted blinds and french doors out onto the rear patio area.

### Inner hallway

With tiled floor, loft hatch, ceiling light point, power points, fitted wall and base units with ample work surface space and doors to

### Dairy

With fitted work surfaces and wall cupboards with space under for washing machine and tumble dryer, floor mounted oil central heating boiler, radiator, tiled floor & double glazed window with fitted blind.

### Family room

With tiled floor, radiator, dual aspect double glazed windows with fitted blinds, ceiling light point, tv points and door out to the rear garden.

### Utility room

With fitted wall and base units, ample work surface space, under counter space for washing machine and tumble dryer, two double glazed windows with fitted blinds and double glazed door, radiator, ceiling light point and door into a large boot room with storage for coats and shoes.

### First floor landing

With fitted carpet, ceiling light point, large storage cupboard into the eaves, loft hatch and doors to

### Bedroom 1

A good sized bedroom with an array of fitted cupboards including wardrobes, bed side tables chests of drawers and dressing table, two wall lights, two ceiling light points, double glazed window with fitted blind, radiator and door into En-suite shower room

With fitted shower cubicle, mains fitment shower head over, low flush w/c, pedestal wash hand basin, part tiled

surround, fitted carpet, recess spotlights and heated towel rail.

### Bedroom 2

With fitted carpet, radiator, ceiling light point, double glazed window with fitted blind and an array of fitted wardrobes, cupboards and chests of drawers.

### Bedroom 3

With exposed floorboards, radiator, ceiling light point, double glazed window and storage into the eaves.

### Bedroom 4

With exposed wooden floorboards, double glazed window, radiator, ceiling light point and storage into the eaves.

### Shower room

With fitted shower cubicle with electric shower over and tiled surround, low flush w/c, pedestal wash hand basin, part tiled surround and airing cupboard housing the hot water cylinder and fitted shelving.

### Outside

To the rear a private garden with fantastic paved patio area leading off the 3 sets of French doors opening out onto a beautiful lawn with an array of ornamental trees and plants, enclosed by hedging. The property is being sold to include a total of 10 acres split into 8/9 paddocks with a variety of sizes. To the rear of the land, there is a 3.5 acre peaceful & secluded meadow with an abundance of mature oak trees. The perimeter has 7ft deer fencing around with 4 ft stock fencing separating the paddocks with gates providing access to and from. There are also two stables and a tack room.

### Directions

Proceed West out of Hereford along Whitecross Road, at the roundabout proceed straight over taking the second exit onto Kings Acre Road, proceeding onto the A438 Brecon Road. Continue along this round for approximately 10 miles heading into Letton, proceed through and take the right hand turning signposted for Yew Tree Farm on to Kinley Lane and the property is situated on the left at the end of the no through road.

### Agents note

The property suffered from some water ingress in 2020. Any potential buyer to carry out their own research and due diligence before proceeding with a purchase.

### Services

Mains water and electricity are connected. Private drainage system. Oil-fired central heating. Telephone (subject to transfer regulations).

### Outgoings-

Council tax band D - £2410.99 for 2025/2026

Water and drainage rates are payable.

### Viewings-

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

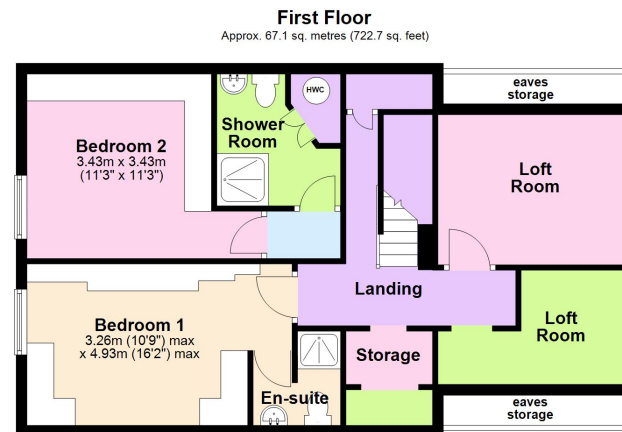
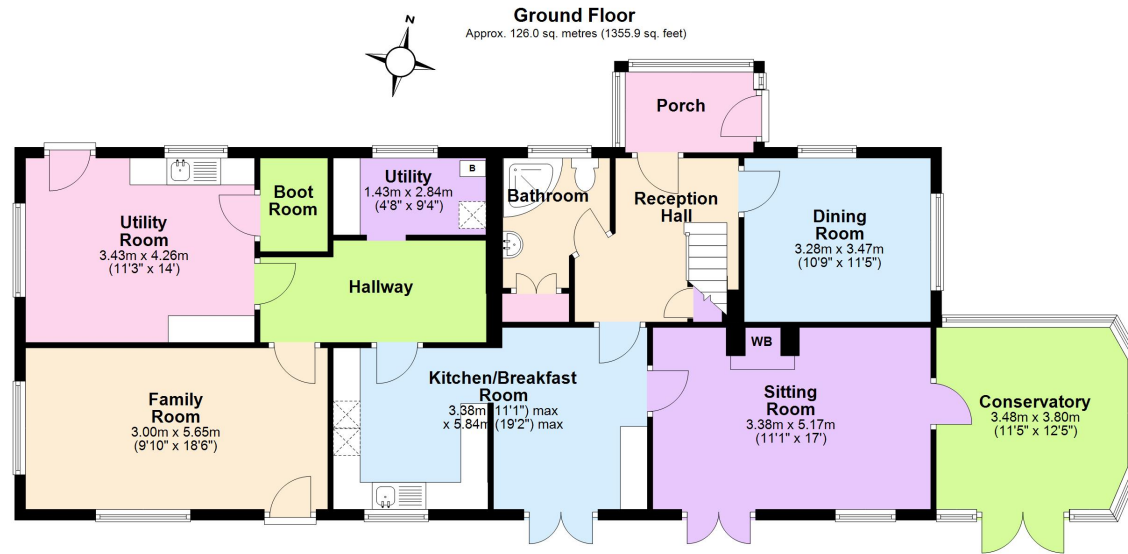
### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations-

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



Total area: approx. 193.1 sq. metres (2078.5 sq. feet)  
**Kinley Farm, Letton, Hereford**

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			76
(55-68)	D			
(39-54)	E			
(21-38)	F		42	
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	