



**Little Green, Kingsland, Leominster, Herefordshire  
HR6 9SE**

**Stooke  
Hill and  
Walshe  
.co.uk**

## Little Green, Kingsland, Herefordshire HR6 9SE

This substantial extended detached property offering a well proportioned accommodation throughout and stunning views across the Herefordshire countryside, comprises; sitting room, dining room, family/media room, kitchen/breakfast room, utility/cloakroom, bedroom with en-suite shower, three further good size bedrooms, family bathroom, detached garden outbuildings, garden with small orchard area, and large gravel parking area with parking for 10 cars to the front, and in all the plot sits on 0.8 acre.



ceiling light point.  
Archway leads to:

### Living/ Drawing Room

3.6m x 6.9m (11' 10" x 22' 8")

Having continued wooden floorboards, Morso log burning stove, two radiators, single glazed sash window to the front elevation, 2 sash single glazed widows to the side elevation, single glazed french doors opening out onto the outside entertaining area.

### Kitchen/ Breakfast Room Extension

4.2m x 5.0m (13' 9" x 16' 5")

Having two single glazed sash windows to the side and rear elevation, double glazed french doors leading out onto the rear garden, tiled floors, fitted kitchen comprising wall and base units, granite working surfaces over, 1.5 bowl sink and drainer, mixer tap over, serving hatch with single glaze window into the dining room, gas fired AGA set in an original chimney breast with flue and LED lighting above, integrated Bosch dishwasher, ceiling light point and feature three down lights in the dining area, telephone point, TV point, power points and under stairs storage/pantry with light and tiled floors.

### Inner Hallway

With storage cupboards, power and light and stable door with window leading out to the rear elevation.

Door to:

### Utility/Cloak Room

2.0m x 2.0m (6' 7" x 6' 7")

With ceiling light point, continued tiled flooring, radiator, low level WC, single glazed obscured glass sash windows to the rear elevation, wooden work surface, wall and base units, extractor fan and sink and draining space with hot and cold tap over.

### Family/Snug Room

3.2m x 3.5m (10' 6" x 11' 6")

Carpet flooring, TV point, ceiling light with dimmer switch, serving hatch opening to the kitchen, radiator, shelving in the recesses and single glazed sash window overlooking the front elevation.

Stairs with original bannister and carpet flooring lead to:



## FIRST FLOOR

### Landing

Having carpet flooring, two single light points, single glazed sash window overlooking front elevation.

### Master Bedroom

4.2m x 5.0m (13' 9" x 16' 5")

With carpet flooring, radiator, TV point, two double glazed sash windows overlooking the side and rear elevation, storage/airing cupboard housing the immersion heater and thermostat.

Door to:

### En-Suite

Having double glazed sash window to rear elevation, radiator, wash hand basin with mixer tap and splash tiles over, corner tiled mains shower cubicle with tray, extractor fan, low level WC, and lino flooring.

### Bedroom 2

3.6m x 6.4m (11' 10" x 21' 0")

Having fitted bedroom storage, two radiators, four single glazed sash windows, one to front and rear and two to the side elevations, carpet flooring, two ceiling light points, TV point, power points and loft access.

### Bedroom 3

3.2m x 3.5m (10' 6" x 11' 6")

Having carpet flooring, ceiling light point and fitted storage with hanging rail and shelves.

### Bedroom 4

3.5m x 3.8m (11' 6" x 12' 6")

Having carpet flooring, ceiling light point, power points, fitted storage, radiator, two single glazed windows one being a sash to the front elevation and other fixed unopened window to the side elevation.

### Family Bathroom

Having corner bath, wash hand basin, low flush WC, sash obscure double glazed window, radiator and lino floor.



This building could be transformed into a gym or home office, having an additional storage room, double glazed door and windows to side and front elevation, ceiling light point, concrete flooring, power points, flue that a log burner could be attached to and fuse board.

#### **Second Outbuilding**

This building is attached to the previous building.

#### **Additional Outbuilding**

Housing the central heating boiler, and meters

#### **Directions**

From Hereford city proceed northwest onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elms Road, at the traffic lights go straight over staying on A4110 for approximately 8.5 miles, turn right onto A44 and then immediately left onto A4110, at the roundabout go straight over and approaching the village of Kingsland, there's a left hand bend and past here, the property can be found on the right hand side as indicated by the Agents For Sale board. Forth those who use 'What3words' [///touchy.incorrect.campfires](https://www.what3words.com/)

#### **Services**

All mains services are connected to the property.

#### **Tenure**

Freehold



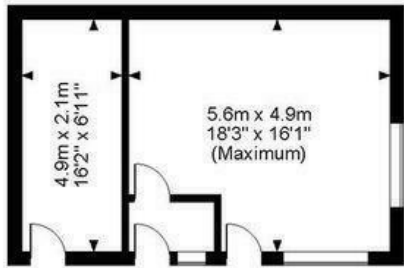
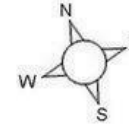
#### **OUTSIDE**

The property is approached from the front via a large driveway giving parking for ten plus vehicles, plus access for two shared parking spaces for a neighbouring property and from here a stone path leads to a large gated entrance which leads to the gardens. The gardens are mostly laid to lawn dispersed with shrubs and having hedging borders and there is access around the whole of the property in which the grounds amount to 0.8 of an acre. At the rear of the property there are outbuildings, shed, outdoor lighting, and directly off the kitchen dining area, is a lower tier area covered with shingles and from here it opens up onto a lawned area with trees dispersed across the garden, a vegetable patch, flower borders, camp fire pit, a large hedge which boundaries the next property, another personal access and fencing around the other perimeters, with the most superb views across the Herefordshire countryside.

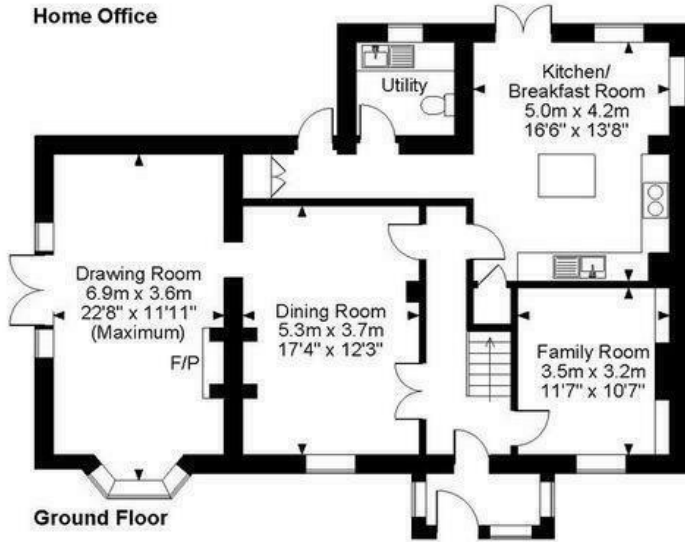
#### **Outbuilding**

4.9m x 5.6m (16' 1" x 18' 4")

Little Green, Kingsland, Leominster  
 Approximate Gross Internal Area  
 Main House = 2182 Sq Ft/203 Sq M  
 Home Office = 414 Sq Ft/38 Sq M  
 Total = 2596 Sq Ft/241 Sq M



Home Office



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8203462/OHI

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**MIDDESCRIPTION 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 of 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 fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hil & Walshe nor any person in their employment has the authority to make or give any representation or warranty, whatever in relation to this property.

8 King Street, Hereford HR4 9BW  
 Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT  
 Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk





8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: [hereford@stookehillandwalshe.co.uk](mailto:hereford@stookehillandwalshe.co.uk)

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: [ledbury@stookehillandwalshe.co.uk](mailto:ledbury@stookehillandwalshe.co.uk)

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