



SAMUEL WOOD

I Mill Green Kimbolton, HR6 0HA

£870 Per Month



I Mill Green

Kimbolton, HR6 0HA



MANAGED BY SAMUEL WOOD. Surrounded by open countryside, this semi-rural home offers generous space and practical outbuildings — ideal for peaceful, village-edge living.

Set a short drive down a country lane with sweeping views across open farmland, this well-proportioned three-bedroom semi-detached home combines practical family living with idyllic rural surroundings. It is a quick 6 minutes drive from all the modern conveniences too.

The house opens into a bright sitting room, where a brick-built open fireplace brings warmth and character to the space. To the rear, a generous kitchen-diner provides ample room for family life. The kitchen leads to the back yard and through to an outbuilding with an ample storage and can serve as a workshop (it does have an external WC as well). There is also a small timber shed (as well as large shed at the back of the main garden area).

Upstairs, three bedrooms are arranged off a central landing, each enjoying a peaceful outlook over the surrounding fields. The main bedroom benefits from built-in wardrobes and shelving, while the third bedroom — currently styled with sunny yellow walls and fitted shelving — would suit equally well as a study or nursery. A family bathroom with panelled bath completes the first-floor layout. The airing cupboard on the landing houses the hot water cylinder and provides further built-in storage.

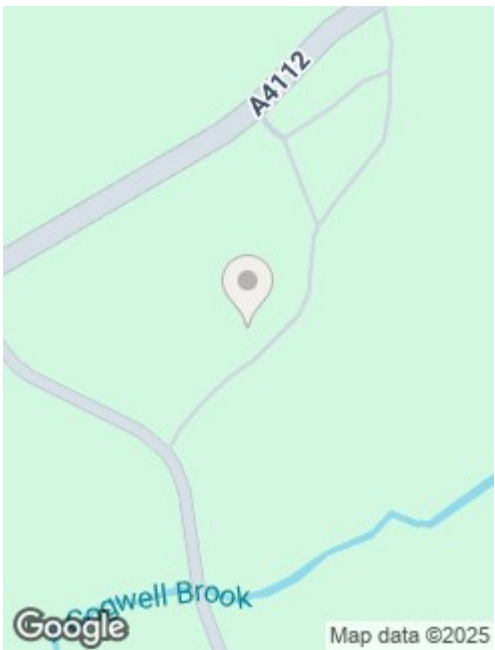
Outside, the property is fronted by a large lawned garden that extends to the side of the property. This front garden is surrounded by farmland, ensuring a sense of openness and peace. Parking is available in the gravelled communal area just beyond the front garden, with space for two vehicles.

Please note that further down the lane, there is a working farm and farm vehicles use the lane for access. You may also see sheep being herded to/out of the fields on the lane.

This is a rare opportunity to enjoy rural living in a truly peaceful location, with the practical benefits of generous gardens, established storage, and far-reaching views in every direction — all within easy reach of amenities offered by Leominster (supermarkets, leisure centre, pubs and restaurants) and transport links — A49 for connection to Hereford or Shrewsbury as well as a train station on the main line Cardiff to Manchester. A historic market town of Ludlow is just 15 minutes by car.







Directions

Available on a min 12 months tenancy
Unfurnished.
No smoking/vaping.
No pets.
EPC - D
Council Tax Band – A
Parking situation – off road parking for one car (a rarity in town centre location)





Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF
Tel: 01743 272710 | shrewsbury@samuelwood.co.uk

www.samuelwood.co.uk