



Court House , Lyonshall, Kington, Herefordshire HR5 3JP

Impressive 3 Bed Detached Timbered Village Property

Asking Price £365,000



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Lyonshall  
Kington  
Herefordshire  
HR5 3JP  
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**LOCATION**

Court House enjoying an elevated position and offers generous accommodation set over two floors, with a wealth of charm and character throughout, set on a good sized plot with gardens to front and rear, set in the popular village of Lyonshall. The historic village of Lyonshall, first mentioned in the Domesday Book in 1086 and one of the largest parishes in Herefordshire, with a largely agricultural economy. The Church of St. Michael and All Angels sits alongside the ruins of the mounted Lyonshall Castle. The nearby market town of Kington offers a good range of everyday amenities including community hospital, library, leisure centre, primary and secondary school and doctor's surgery. More extensive and cultural opportunities are available in the Cathedral City of Hereford.

**BRIEF DESCRIPTION**

Court House is an impressive detached property having good sized accommodation comprising a generous reception hallway with exposed beams and tiled flooring and doors communicating off. A useful cloakroom with low level w.c. and wash hand basin with vanity unit. This room also houses the Worcester boiler for the central heating system. Moving on through to the lounge, a good sized room with decorative leaded windows to the rear, brick built feature fireplace with heavy beam over and inset clear view woodburning stove, central heating radiator and a wealth of exposed beams. There is a separate dining room which has doors and windows to the rear, again with exposed beams and a walkway through to the breakfast-kitchen. The breakfast-kitchen has a good range of base and wall units with fitted appliances to include electric hob, double oven with hood, space for table and chairs, ample room for dining and entertaining and having decorative leaded windows to the front. To the first floor the property has a large landing which has a wealth of exposed beams, a very useful storage cupboard and access to the loft space which has a pull-down ladder and is ideal for storage or additional accommodation (subject to the necessary planning conditions). There are three double bedrooms communicating off. The main bedroom has a vaulted ceiling, exposed timbers and decorative windows to the front. There are two other bedrooms, both double rooms, both with wardrobes and one with a fitted shower cubicle.

- An Impressive Detached Character Property Set In The Heart Of The Rural North Herefordshire Village Of Lyonshall.
- Offering Spacious 3 Double Bedroomed Accommodation Including 2 Reception Rooms & Family Kitchen Breakfast Room
- Ample Driveway Parking, Pleasant Gardens & Workshop/Garden Shed To Rear

There is a family bathroom which is fitted with a bath, low flush w.c. and wash hand basin with windows to the front.

Outside, the property has good sized outside space with raised lawned areas to the front, ample driveway parking via a tarmacadam driveway with gated access to the rear of the property. The rear gardens have a gravelled seating area with a brick pathway leading to steps to the main area of the garden which is mostly laid to lawn with maturing shrubs and flowering plants. There is a useful shed/workshop to the rear of the garden, and the garden is enclosed by fencing to create a safe and secure outside space.

The Agents strongly recommend early inspection to appreciate the character and the size of the property on offer.

**SERVICES**

Mains Electricity, Gas, Water & Electricity.  
Gas-fired central heating.  
Telephone (Subject to B.T. Regulations).

**OUTGOINGS**

Council Tax Band: E.

**LOCAL AUTHORITY**

Herefordshire Council. Telephone 01432 260000

**VIEWING**

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

**DIRECTIONS**

Leave Leominster along the Brecon Road turning right signposted Pembridge and Kington (A44). Continue to follow this road through the village of Pembridge and out the other side, continue along this road and upon arriving at Lyonshall, turn left into the village and continue to follow the road along where the property can be located on the right hand side.

**Jackson Property (Leominster)**

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these





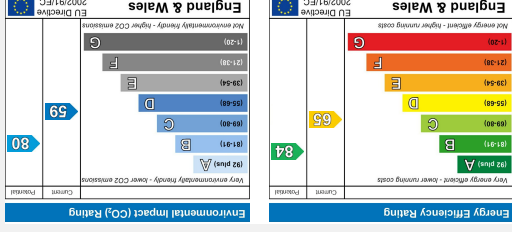


particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from the solicitor or surveyor.

### ROOM MEASUREMENTS

GROUND FLOOR  
LOUNGE - 14'1 x 12'6 (4.29m x 3.81m)  
DINING ROOM - 12'10 x 10'7 (3.91m x 3.23m)  
KITCHEN BREAKFAST ROOM - 17'8 x 10'1 (5.38m x 3.07m)  
FIRST FLOOR  
BEDROOM 1 - 18'11 x 10'9 (5.77m x 3.28m)  
BEDROOM 2 - 13'2 x 13'0 (4.01m x 3.96m)  
BEDROOM 3 - 13'0 x 12'8 (3.96m x 3.86m)



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Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.

**Ground Floor**  
Approx. 63.0 sq. metres (677.8 sq. feet)



**First Floor**  
Approx. 66.4 sq. metres (714.8 sq. feet)



Total area: approx. 129.4 sq. metres (1392.6 sq. feet)