



Summer House North Road, Kingsland, Leominster, Herefordshire HR6 9RZ

Beautifully Presented, Detached 4 Bed Property With Rural Backdrop

Offers Over £695,000



**Summer House North Road
Kingsland
Leominster
Herefordshire
HR6 9RZ
Offers Over £695,000
Freehold**

LOCATION

Kingsland is one of the most sought-after North Herefordshire villages set amidst delightful rural countryside. The village has a thriving and friendly community and offers an excellent range of amenities including two well-supported pub/restaurants together with post office shop, sought-after primary school, village hall with tennis courts and playing fields, Parish Church, Doctor's Surgery and the Luctonians Sports Club on the fringe of the village. The market town of Leominster is only 4 miles distant, the Cathedral City of Hereford approximately 15 miles, and the South Shropshire town of Ludlow approximately 8 miles.

BRIEF DESCRIPTION

This impressive and extremely well presented detached property offers extended four bedroomed accommodation, set in the most delightful location on the fringe of this ever popular village. The ground floor accommodation includes a fabulous open plan kitchen/breakfast/family room which forms part of the extension which opens out to the rear patio and gardens, taking in the lovely rural view. A separate formal dining room opens out from the kitchen area creating an ideal entertaining space with a useful utility space leading off. In addition to this is a separate sitting room providing further living space with the added benefit of a ground floor cloakroom/wc off the reception hallway.

The first floor accommodation includes 4 bedrooms and feature a generous principal bedroom to the rear which boasts an balcony overlooking the gardens and countryside beyond, an extensive range of fitted wardrobes and en-suite bathroom with separate shower. In addition to this is a separate family bathroom.

OUTSIDE

The property sits within pleasant gardens which extend to approximately a quarter of an acre with a gravelled driveway sweeping in providing ample

- Located In The Ever Popular & Well Served, North Herefordshire Village Of Kingsland
- Extremely Well Presented, Detached Village Property Offering Extended 4 Bed Accommodation
- Including Impressive Family Kitchen/Living/Dining Area & En-suite Facilities To The Principal Bedroom
- All Set In Pleasant Gardens With Rural Backdrop, Detached Garage & Ample Driveway Parking

parking and leading onto a detached garage to the side elevation. The gardens are laid principally to lawn with a large patio seating area to the rear and lovely rural backdrop.

Viewing is highly recommended to fully appreciate the quality of accommodation on offer.

SERVICES AND EXPENDITURE

Mains Electricity, Gas, Water & Drainage.

Gas Centrally Heated

Council Tax Band: D

Tenure: FREEHOLD

Broadband: Ultrafast - download 1000mbps
upload 220mbps

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

Jackson Property NEW (Leominster)

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Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.







VIEWINGS

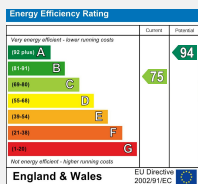
Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

DIRECTIONS

From Leominster proceed west on the B4529 toward Eardisland and Kingsland, after approximately 1 mile turn right signposted Kingsland and proceed on this road until you enter the village. Continue through the village past both the Angel and Corners Inn and carry on into North Road where the property will be found at the far end of the road on your right hand side.

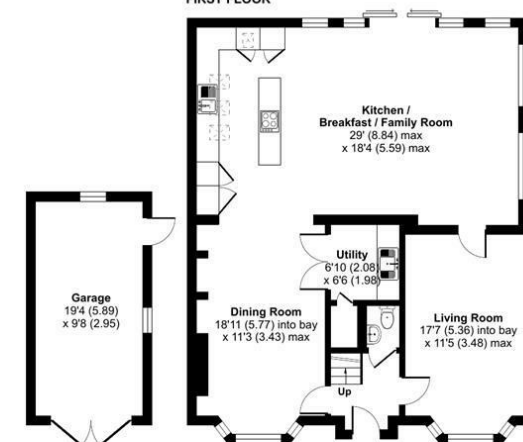
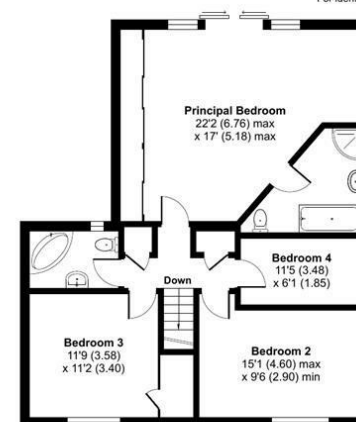
What3Words: prompts.jotting.outboard



KINGSLAND, LEOMINSTER, HR6

Approximate Area = 2153 sq ft / 200 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Jackson Property. REF: 896320

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