



New House Farm , Kimbolton, Leominster, Herefordshire HR6 0HH

Detached Farmhouse With Outbuildings, Formal Gardens & Grounds

Asking Price £895,000



**New House Farm
Kimbolton
Leominster
Herefordshire
HR6 0HH
Asking Price £895,000
Freehold**

LOCATION

This charming detached farmhouse is set in a lovely rural position, on the fringe of the north Herefordshire village of Kimbolton. The village benefits from a primary school and the Stockton Cross Public House, village hall and thriving local community. The charming market town of Leominster is about 3 miles distant, where there is an extensive range of amenities, together with good transport links including railway station. The famed market town of Ludlow is also readily available and offers a further range of facilities and is renowned for its vibrant festivals, gastronomic reputation and interesting architecture. The Cathedral City of Hereford is a little further to the south, and again provides an excellent range of amenities.

BRIEF DESCRIPTION

This charming detached country property was updated and improved by the current owners just over ten years ago and offers spacious oil fired centrally heated accommodation set over two floors. Steps from the front garden lead up to the formal front door with canopy over, which open to a generous reception hallway with useful under stairs storage. A door leads off to the family sitting room which has a sash window with the original shutters, overlooking the front gardens, forming a central feature to the room is a recessed brick fireplace with wooden surround and mantel above (currently not in use). A further door from the hallway leads through to the drawing room which again has a sash window with original shutters to the front and a further window to the side elevation, an impressive inglenook fireplace features a Clearview Wood Burning Stove set on a flagged hearth with fitted cupboards to the side of the chimney breast and a door leading through to the large farmhouse style kitchen.

The kitchen offers an extensive range of matching base and wall units including an island unit with inset sink and integrated dishwasher. There is ample solid wood worksurfaces and forming a feature to the room is an oil fired AGA with additional separate integrated electric hob and oven. The room benefits from two windows to the rear elevation and door leading out to the same, tiled flooring, ample space for a family dining table and a return door to the reception hallway. A further door from the kitchen leads through to a large utility/boot room with flag stone flooring, space and plumbing for washing machine, additional work

- Located In Idyllic Rural Setting Close To The North Herefordshire Village Of Kimbolton
- Impressive Detached Farmhouse Offering Spacious 4 Double Bedroomed Accommodation With Updated Kitchen & Bathrooms
- Set In Extensive Formal Gardens & Grounds Of Approximately 1.9 ACRES Including Small Paddock
- With The Benefit Of An Extensive Range Of Adjoining Outbuildings With Considerable Development Potential

surfaces with inset sink, door to the rear courtyard and housed in here is the oil fired central heating boiler. A further door also leads to a downstairs cloakroom w/c. From the reception hallway a staircase leads up to the spacious first floor landing which has doors leading off to all rooms. The property benefits from 4 good sized double bedrooms and two large updated family bathroom which both boast freestanding baths, separate shower cubicles, low flush w/c and hand wash basins.

OUTSIDE

This impressive country residence is set in approximately 1.9 ACRES of formal gardens and grounds. The gravelled driveway sweeps around to the rear of the property where there is ample parking, which leads onto a gravelled courtyard area. The formal gardens are set principally to the front elevation and laid to lawn with a range of mature shrubs and trees with a lovely garden pond to the end of the garden and delightful rural views towards Kimbolton village church. There is an extensive range of outbuildings attached to the rear of the property providing excellent storage and workshop space which has the potential to create further accommodation, annexe, holiday cottage or similar subject to the appropriate planning permissions. A gated from the driveway provides access to a small paddock to the rear with a further outhouse/privy to the side of the house.

SERVICES & EXPENDITURE

Main Electricity. Private Drainage
Private Water From Neighbours Mains Water Supply (mains water available from the lane)
Oil Fired Centrally Heated
Council Tax Band: E

LOCAL AUTHORITY

The Herefordshire Council - 01432 260 000

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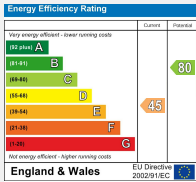
VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600
 Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

DIRECTIONS

From Leominster proceed north towards Ludlow on the A49 for approximately 1 mile, turn right signposted Kimbolton A4112. Continue through the village of Kimbolton and take the next left hand turning after the village primary school. Continue along this lane where the property will be found on your right hand side.

What3Words: mailer.crown.autumn



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