



BLUE FIELD
Gladestry HR5 3NT



On the edge of this delightful village, a very attractive detached single storey property, set in lovely tranquil gardens.

Guide Price £375,000



Situation and Description

The rural village of Gladestry, is a mixture of individual houses and cottages, which, in the main cluster below the pretty village church. There is also a primary school and a popular village pub, as well as Offa's Dyke Path which attracts visitors and walkers from all over the world. Shopping facilities are then available at the bustling market town of Kington, which lies just under 6 miles away and includes a supermarket, cafes and restaurants, a secondary school and a modern medical centre, to name but a few.

Blue Field lies on the edge of this delightful village and stands in a good-sized garden which is well-established and stocked with a variety of plants and trees. The original bungalow has been extended with the addition of a light and bright studio room at the front, and the accommodation overall would be practical for a family, or for retirement.



On arrival, a recessed porch and glazed front door leads into a light and welcoming entrance hall with plenty of natural light, tiled floor and door through to the studio room. This is a lovely space and again has plenty of natural light with a vaulted ceiling and large double-glazed windows overlooking the front gardens. An inner hall with two useful storage cupboards, then allows access to the main sitting room which has an open fireplace, wooden flooring, fitted shelving, and direct access to a large, decked area and the rear gardens. At the front, a kitchen/dining room offers plenty of practical living space and includes plenty of worktops and cupboards with a built-in pantry, built in oven, 4-ring calor gas hob, space for other appliances, a fitted Greenstar central heating boiler and door to outside.



There are then three bedrooms of varying sizes off the inner hall, including a master bedroom which has direct access to the gardens and its own ensuite shower room, and a family bathroom.

Outside

Blue Field stands in a good-sized plot and adjoins farmland at the rear. The property is approached from a small lane by its own drive which offers plenty of parking space. At the front the gardens are laid to lawn and interspersed with a number of trees including Silver Birch and Cherry. A useful covered walkway to one side provides storage space and also leads to the delightful rear gardens which are again laid to lawn and include a small pond, well stocked floral borders, raised beds, various trees, a useful garden shed and greenhouse and a former treehouse which overlooks the gardens and adjoining fields, with views to the hills beyond..

Services and Considerations

Mains water and electricity
Septic tank drainage
Oil fired central heating
Tenure Freehold
Council Tax Band E
EPC Rating D 60/82
Broadband <https://checker.ofcom.org.uk/>
Mobile Phone Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.



Hall leading through to studio room / kitchen/dining room and sitting room

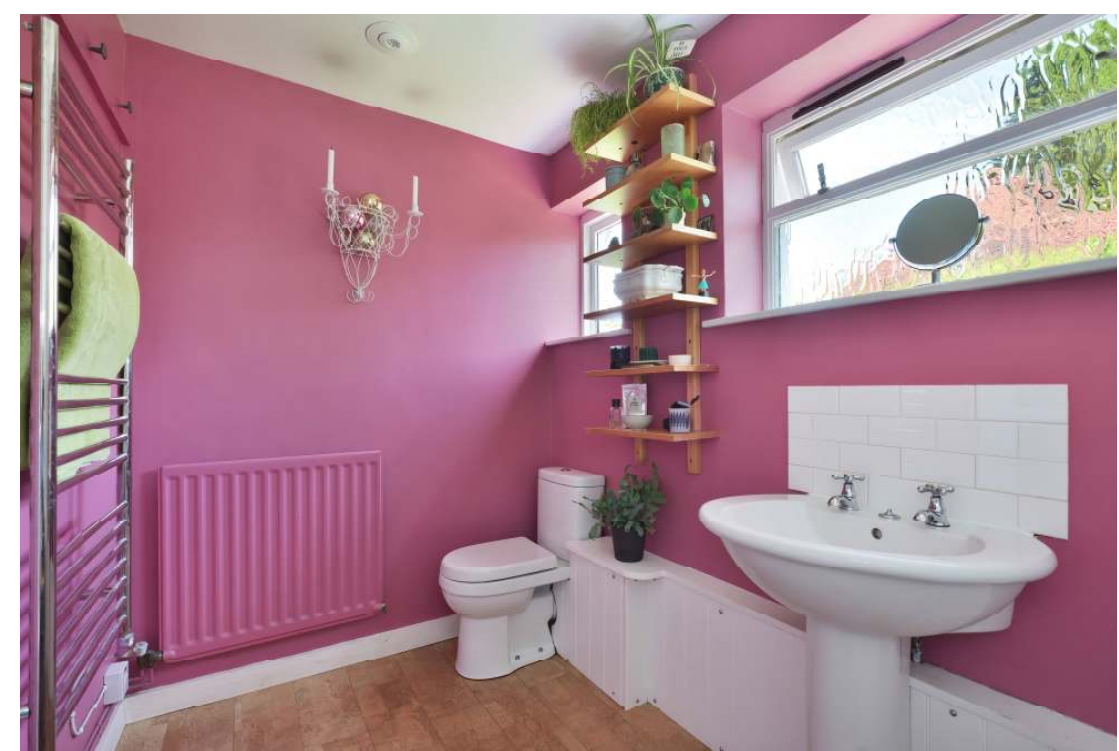








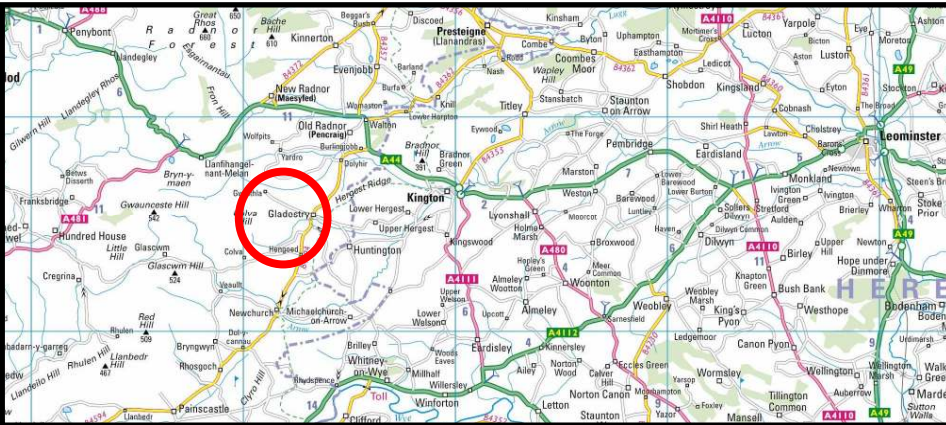
Master bedroom with en-suite & direct access to gardens / two further bedrooms and family bathroom





Directions

What3Words///hindered.stunts.sharp
 From Kington take the A44 towards Rhayader before turning left after approximately 1 mile onto the B4594 towards Gladestry. On entering the village pass the primary school on the right-hand side and after a further three to four hundred metres, turn right up the steep bank by the church and follow this lane to the left around the churchyard. Blue Field is then the second to last property on the left-hand side, before you leave the 30mph zone.



Ground Floor



Total area: approx. 129.8 sq. metres (1396.7 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
 Plan produced using PlanUp.

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