



THE COOPERS, 9 PROSPECT PLACE
Kington HR5 3AY

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In a central but tucked away location, a very versatile and interesting detached house, set in attractive gardens, with private parking and views over the town to countryside beyond.

Guide Price £385,000



Situation and Description

The Coopers lies in the centre of a bustling and popular market town and is literally 'a stone's throw' from the High Street. Despite its central location the house could be described as 'tucked away' and is set within its own established plot. Within a short walk there are a range of facilities, including a supermarket, a choice of shops, cafes, restaurants, a delicatessen, primary and secondary schools and much more.

The house itself is available for the first time in over thirty years and although in need of some updating, offers very versatile living space. The main living rooms are on the first floor and make the most of the elevated location, which affords the house attractive views over the town to countryside beyond. The Coopers benefit from double glazing and has three bedrooms as well as a study/bedroom four. The gardens are well established and there is private parking and a garage, which are a fantastic asset so close to the town centre.



On arrival, a covered porch and front door lead into a reception hall where a carpeted staircase leads up to the first-floor hallway with access to a built-in airing cupboard and useful cloakroom. Doors then lead to a living room/snug which has a tiled fireplace, electric heating and a dual aspect with far reaching views over Kington to farmland beyond. The main lounge/diner also enjoys a dual aspect and similar views over the town. In addition, there is a fireplace with fitted gas fire and a range of useful fitted cupboards. The kitchen has a range of fitted cupboards and drawers which incorporate a double drainer sink and offers views over the gardens. Steps lead down to a useful utility space which provides direct access to outside and a door through to the garage.



From the first-floor hall a staircase then leads up to a study/bedroom four, with fitted cupboards at one end and lovely views of Bradnor Hill.

From the entrance hall a staircase leads down to the ground floor, where there are three bedrooms, all with electric heating, and two with a dual aspect which include distant views. The bedrooms are then supported by a family bathroom with all the usual fittings.

Outside

The property is approached from Prospect Lane by its own private driveway which provides parking space and leads to a useful single garage (16'2 x 8') with automatic door to the front and door through to the utility at the rear.

The gardens are well enclosed and form a little oasis in the centre of the town. Well stocked with a variety of specimen shrubs, there are floral borders, lawned areas, and pathways leading around the property with plenty of spaces to sit and relax. Also included are a summerhouse and garden store as well as a station masters hut.

Services and considerations

Mains electricity, water gas and drainage are all connected.

Tenure Freehold.

Council Tax band E

EPC Rating D 63/75

Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Flood Risk Link <https://check-for-flooding.service.gov.uk/location/herefordshire>

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.



THE COOPERS
9
PROSPECT LANE



Ground Floor — hallway leading to two of three bedrooms and supporting bathroom





First Floor — WC / Dining Room / Lounge & Kitchen leading down to utility room



Directions

What3Words///repa.soups.insurance

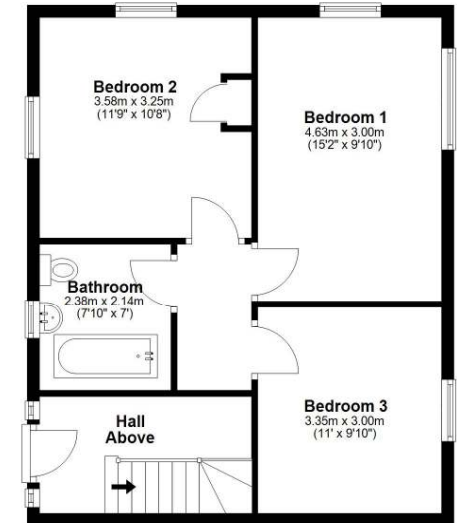
From Hereford proceed to Kington and at the roundabout turn left for the town centre. Proceed through the town and bear right up the hill passing the supermarket on the left-hand side. After 150 yards, turn right and then bear left after a short distance into the square and Prospect Lane will be found on the right-hand side. Continue for a further 150 yards and The Coopers will be found on the right.



First Floor



Ground Floor



Second Floor



Total area: approx. 136.5 sq. metres (1468.9 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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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

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