



**Kings Cottage, 3, Shawl Terrace, Titley, HR5 3RJ**  
**Price £475,000**

**COBB  
AMOS**  
SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

# Kings Cottage, 3 Shawl Terrace Titley

Please note that the dimensions stated are taken from internal wall to internal wall.

We proudly offer for sale Kings Cottage; a rural, semi-detached three bedroom home with views across open farmland. With driveway parking, plot of circa 0.3 acres, numerous outbuildings for both work and pleasure, solar panels to both the agricultural shed and house (generating income) and a home oozing country cottage style, luxurious bathroom, Travertine stone flooring and large conservatory for entertainment; we highly recommend arranging an early viewing.

- SEMI-DETACHED THREE BEDROOM COUNTRY COTTAGE
- CIRCA 0.3 ACRES
- RURAL ASPECT
- POPULAR KINGTON A SHORT DRIVE AWAY
- SUMMER HOUSE WITH POWER & LIGHTING
- AGRICULTURAL SHED/WORKSHOP
- SOLAR PANELS TO BOTH SHED AND HOUSE
- LUXURIOUS BATHROOM WITH SLIPPER BATH
- DRIVEWAY PARKING

## Material Information

**Price** £475,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** D

**EPC:** C (73)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ground Floor Building 1**

- Sitting Room: 15'8" x 15'7" (4.79 x 4.75 m)
- Linear hallway: 10'2" x 7'2" (4.67 x 2.20 m)
- Kitchen/breakfast Room: 9'7" x 13'9" (2.96 x 4.08 m)
- Conservatory: 12'3" x 11'5" (3.76 x 3.48 m)
- Laundry Room: 7'8" x 9'10" (2.34 x 2.85 m)
- Boot/utility Room: 7'2" x 8'5" (2.14 x 2.58 m)
- Porch: 7'4" x 3'8" (2.25 x 1.12 m)
- Porch: 4'7" x 3'8" (1.25 x 0.99 m)

**Floor 1 Building 1**

- Landing: 4'11" x 11'9" (1.52 x 3.56 m)
- Bedroom: 8'9" x 11'11" (2.69 x 3.63 m)
- Bedroom: 6'11" x 11'7" (2.12 x 3.58 m)
- Bedroom: 7'6" x 13'7" (2.31 x 4.16 m)
- Bedroom: 6'5" x 8'0" (1.96 x 2.43 m)
- Bathroom: 6'4" x 9'5" (1.94 x 2.91 m)
- Utility Room: 5'2" x 8'4" (1.58 x 2.55 m)

**Ground Floor Building 2**

- Summer House: 18'11" x 9'11" (5.79 x 2.79 m)

**Ground Floor Building 3**

- Agricultural Shed/Workshop: 23'2" x 16'11" (7.06 x 5.17 m)
- Store: 23'2" x 16'9" (7.07 x 5.12 m)
- 11'7" x 12'5" (3.55 x 3.78 m)

**Ground Floor Building 4**

- WC: 4'7" x 6'0" (1.40 x 1.83 m)

**Approximate total area<sup>(1)</sup>**

2352 ft<sup>2</sup>  
218.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

This wonderful family home dates back to the 1830s and offers the following flexible and thoughtfully considered accommodation: front and rear porches, boot room, laundry room, kitchen/breakfast room, inner hallway, conservatory (dining room), sitting room, three bedrooms, family bathroom. Externally the home benefits from having a total plot of circa 0.3 acres, driveway parking, Summer House, Agricultural shed/workshop, timber shed and outdoor WC, all set with a rural backdrop offering glorious countryside views.

## Property Description

Entry begins into a useful porch where muddy boots/pets can be left after a busy day of rural pursuits. This then leads into a further boot room where coats/hats can be hung and shoes/boots stored. The room benefits from having a sink with cupboard under and attractive, Travertine stone flooring that continues throughout the ground-floor. A door also leads into a laundry room where there is housing for a washing machine and tumble dryer and storage facility to hide away linen baskets and other necessary paraphernalia associated with busy family lives.

From the boot room we flow into a pretty kitchen/breakfast room with a country cottage look. This room enjoys: a range of wall and floor cupboards, room for a breakfast table and chairs and a view of the rear, private garden from the kitchen sink. There is housing for a dishwasher, waist height oven and grill, electric hob top and housing for an American style fridge/freezer. Attached to the kitchen and connecting to an inner hallway is a cleverly designed nook area. This makes use of the area under the stairs and acts as a second TV/snug space but would also lend itself to becoming a home office or study area if otherwise required.

Accessed from the inner hallway is a large conservatory which the current vendors use as a dining room. Double doors lead out onto a graveled patio area where alfresco dining can enjoy views of the fields beyond. Also accessed from the hallway is an impressive sitting room with bay window, brick fireplace and inset wood-burner. Like most windows in this home, the bay window frames green views of the countryside adjoining. There is a porch here that could be re-instated as a front door entrance to the home.

On the first floor are three bedrooms, landing with traditional wooden flooring, loft access, airing cupboard that houses the boiler and a family bathroom. The master bedroom is a double with side and rear aspect and thus enjoying glorious, rural views. There is built-in storage. Bedroom two has front aspect, again with rural views, built-in cupboard storage, exposed brick work and feature cast iron fireplace. Bedroom three has side aspect and includes a bespoke bunk bed arrangement. The family bathroom has been cleverly designed and oozes stylish, country charm. Delights include: limestone travertine flooring, cast iron slipper bath, shower cubicle with white marble effect splash back and chrome fittings and a sleek, chrome, heated towel ladder.

## Garden

The total plot of 3 Shawl Terrace is circa 0.3 acres and consists of the following:  
Stone steps lead up to a front garden and path that leads to the front door. This is laid to lawn with metal estate railing adding a stylish touch.

To the side of the property and adjoining the conservatory double doors is a graveled area, again with estate railing and some area of lawn providing a perfect spot for alfresco dining.

To the rear of the home is the rest of the garden area which is mainly laid to lawn but cleverly sectioned into different functioning areas:  
\* Wooden gazebo to the rear of the Summer House with lighting and concrete/gravel base. Currently set up with a large dining table and bench seating, perfect for outdoor entertaining.  
\* Lawned section in front of the Summer House, currently set up with fire pit and seating for moments of quiet and reflection.  
\* Play area with large timber climbing frame/tree house with slide  
\* The rest is laid to lawn with interspersed fruit/ornamental trees for moments of shade/interest.

## Outbuildings & Parking

Summer House: 174ft squared welcoming space currently used as a home office with lighting and power. With double door entry, two large casement windows with metal frames overlooking fields, wooden flooring, wood-burner and housing for a fridge (allowing for tea/coffee preparation).

Agricultural building/Workshop: 538ft squared with large metal doors and side personnel door, power and lighting and concrete flooring currently used as a workshop. The building has been divided into two allowing separate storage/multi use.

Outdoor WC: hand-basin, WC and window out for added light and ventilation.

Timber shed: for garden storage.

Parking: for several vehicles (private driveway with neighbour having vehicular access).

## Services

AIR SOURCE HEAT PUMP & brand new pressurised hot water tank.  
Solar panel units to the house and the barn which are owned outright. To our knowledge the barn earns £1000 per year and the house balances out without requiring additional payments.  
The driveway is privately owned but the neighbour has vehicular access.  
Tenure: Freehold  
Herefordshire Council Tax Band D

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 3 Mbps 1 Mbps Good  
Superfast --Not available --Not available Unlikely  
Ultrafast 900 Mbps 900 Mbps Good  
Networks in your area - Airband  
Source: Ofcom Mobile Checker

## Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

## Location

The village of Titley lies in a sheltered, verdant position in the Arrow valley, some three miles equidistant from Kington and Presteigne. The village lies 500 feet above sea level on Offa's Dyke and close to the river Arrow. Approximately 150 adult parishioners occupy some 50 dwellings spread over an area interlaced by old drovers' roads. Titley has a modern and much-used village hall and the much-acclaimed Stag Inn., which was the first Gastro pub to win the much coveted Michelin star. Titley is still very much a farming community, but with a variety of professional members, artisans and newcomers retired from elsewhere.

## What3words

What3words:///caring.middle.clinking

## Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

Leave Kington on the B4355 towards Titley and Presteigne. Before entering Titley the property can be found on your left hand side.



