



The Chapel, Lyonshall, HR5 3HT  
Price £425,000

# The Chapel Lyonshall

A TRUE GEM OF A COUNTRY CONVERSION; The Chapel is set in its own good sized rural plot just a five minute drive from the popular market town of Kington. The current vendors have added a timber framed garden room with room above and have landscaped the gardens to 'cottage style' perfection. Coupled with a private driveway, ample parking and a sensible asking price, early viewing is considered essential in order not to miss out. Please call us on 01568 610 310 to arrange a viewing

- DETACHED CHAPEL CONVERSION
- 2019 TIMBER FRAMED GARDEN ROOM
- PRIVATE DRIVEWAY PARKING
- RURAL SETTING
- TWO DOUBLE BEDROOMS
- FIVE MINUTE DRIVE FROM KINGTON
- IMMACULATE CONDITION & TASTEFUL STYLING
- PRIVATE LANDSCAPED GARDEN

## Material Information

Price £425,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: C

EPC: C (76)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Introduction

A short drive from the popular market town of Kington and located on the outskirts of the pretty and rural village of Lyonshall. This detached cottage offers attractive, country style accommodation of: kitchen/living room, utility room, cloakroom, two double bedrooms and a family bathroom. In immaculate condition throughout with south west facing gardens and timber framed Garden Room. Viewing this realistically priced cottage is highly recommended.

## Property Description

Entry begins into a bright and airy kitchen/living room with an area of 388ft squared. In the kitchen there are a range of modern and contemporary sage green wall and floor cupboards with contrasting white worktops. There are double waist height electric ovens, an electric hob top, integrated fridge/freezer, bins and slimline dishwasher and Belfast sink. There is room for an island if desired. The dining/living section towards the rear of the property has double doors leading out onto a patio area and is dual aspect. There is room for a table and chairs and comfortable seating for TV watching or reading a good book. The windows and doors throughout the kitchen/living room are oak and the floor has limestone tiling. The whole finish here is immaculate and exudes quality. Adjoining this space is a back kitchen/utility, cloakroom and stairs to the first floor. The utility has a further range of wall and floor cupboards mimicking those in the kitchen, housing for a washing machine and open shelving for storing jams and pickles. There is good work top surface here for those additional electric goods to be hidden away. The cloakroom has a modern WC and hand basin and facility for hanging coats. The staircase to the first floor is made of oak with a storage cupboard under. On the first floor are two double bedrooms and a family bathroom. The master bedroom has three unique half moon oak framed windows overlooking the garden and a velux roof light. There is room for an assortment of bedroom furniture and the ceiling has good height as it raises to the eaves. The second bedroom is equally sized as the master with four exquisite half moon windows and a velux roof light. There is room for a selection of bedroom furniture. The family bathroom is attractively tiled with in-set storage shelves, large walk in shower with chrome fittings, WC, hand basin, wall mounted vanity unit with LED lighting and chrome towel rail.

## Garden

The garden is to the rear of the property, well secured and private. It has an area of patio framed by brick walls and feature steps just off the kitchen/living room for Summer dining. The remainder is mainly laid to lawn and interspersed with circular borders of cottage style planting.

## Outbuilding & Parking

The Chapel has its own driveway that has parking for several vehicles to the front of the home.

There is a newly built garden room to the side of the property with timber boarding, oak framed double doors overlooking the private garden, a room above and storage facility. This is currently set up as a home office but could be very versatile in its use.

## Services

Mains electric Gas and Water is connected to the property.

Septic Tank Drainage.

The downstairs has a water based underfloor heating system.

The bathroom upstairs has an electric under floor heating system.

Bedrooms each have traditional radiators.

Tenure: Freehold

Herefordshire Council Tax Band C

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 23 Mbps 1 Mbps Good

Superfast --Not available --Not available Unlikely

Ultrafast --Not available --Not available Unlikely

Networks in your area - Openreach

Source: Ofcom Mobile Checker

## Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Services:

<https://www.ofcom.org.uk/mobile-coverage-checker>

## Location

Located in the village of Lyonshall, a popular Herefordshire village offering a church, village hall, children's playground and garden centre, surrounded by countryside which is ideal for walking and outdoor activities. Situated less than 3 miles from the well served town of Kington which offers an abundance of shops, sport and leisure facilities, schooling, doctors surgery and transport links. The area benefits from regular bus services to Hereford and Uandriod Wells. From Hereford there are good rail services to London, Birmingham, Shrewsbury, Worcester, Cardiff, Manchester & Chester.

## What3words

What3words://lurching.snoozing.formed

## 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.

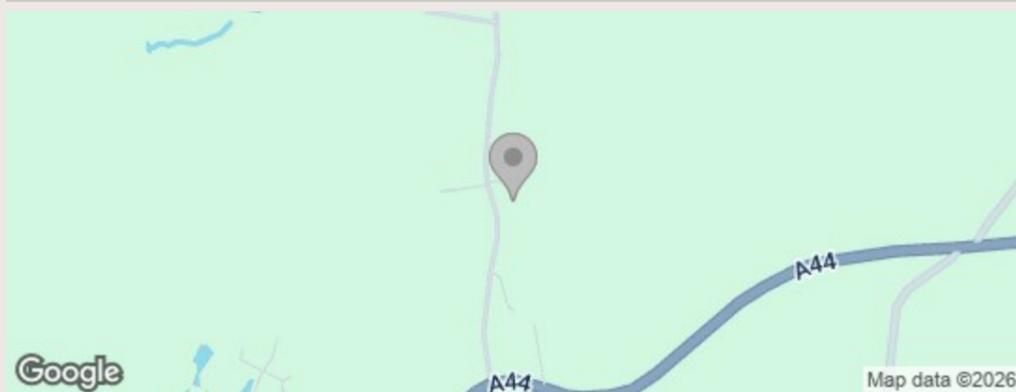
Please note that the dimensions stated are taken from internal wall to internal wall.



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.

## Directions

Exit Leominster via Bargates, passing Morrisons supermarket on the left, at the fork in the road turn left signed A44 Rhayader continue along this road, turning right signed A44 Pembridge, pass through the village of Pembridge heading towards Kington. Upon entering the village of Lyonshall turn right, signposted Whittern and Titley. The property is located on the sixth driveway on the right hand side.



COBB  
AMOS