

Stone Cottage

Lyonshall, Nr Kington, Herefordshire, HR5 3JN





**Stone Cottage
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Herefordshire
HR5 3JN**

Summary of features:-

- A characterful two-bedroom cottage in need of modernisation and improvement
- Gas fired central heating and garden
- Found in Lyonshall village close to Kington

GUIDE PRICE £195,000

**Brecon 16 miles
Hereford 22 miles
Abergavenny 30 miles**

Description

Set in the heart of Lyonshall village, this characterful detached two-bedroom cottage offers an excellent opportunity for modernisation and improvement.

Location

Lyonshall sits in the north-west corner of Herefordshire and it enjoys a peaceful rural setting just three miles from the vibrant market town of Kington. Kington offers a wide range of services and facilities as well as local and independent shops and a supermarket as well as a secondary and primary school, public houses and hotels.

Accommodation

The accommodation is arranged over two floors, beginning with an entrance porch that opens into a hallway with a tiled floor and staircase rising to the first-floor landing.

To the right, the kitchen features a range of base and wall units, integral appliances including a gas hob and electric oven, and a classic Belfast sink.

From the hallway, there is a convenient downstairs W.C. which includes a washbasin, toilet, extractor fan, and the mains gas boiler, along with a side window for natural light. There is also a useful under-stairs utility area with plumbing for a washing machine, power points, and a radiator.

The charming sitting room showcases exposed beams, wall lighting, a stone fireplace with gas fire, and a window overlooking the front. There is a stable door which opens directly onto the front patio garden.

Upstairs, the landing leads to two double bedrooms. The main bedroom benefits from a front-facing window, fitted wardrobes, radiator, and power points.

The second bedroom also enjoys a front aspect together with a radiator and power points.

From the landing area an airing cupboard houses the hot water cylinder and immersion heater, and a loft hatch with ladder provides access to additional storage.

Completing the first floor is a shower room fitted with a washbasin, W.C., and shower cubicle.

Outside

The property benefits from direct access off the village road, a council-maintained highway. It offers a convenient side entrance as well as an additional entry from the sitting room. The garden provides an attractive and tranquil space for outdoor seating and relaxation.

Services

We are advised that the property is connected to mains water, mains electricity, mains drainage and mains gas-fired central heating. Please note the services or service installations have not been tested.

Council Tax Band

Herefordshire Council Tax Band "D"

Tenure

Freehold with vacant possession upon completion.

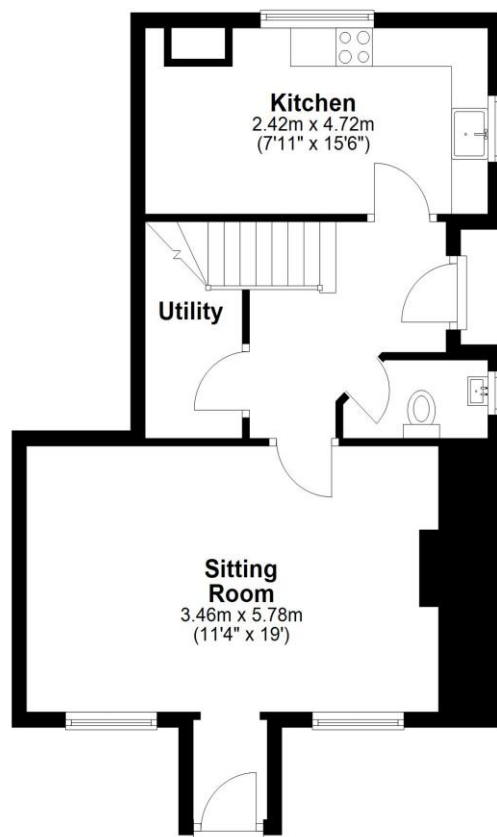
Directions

From Kington take the A44 towards Leominster and continue into Lyonshall. Take the right-hand turn onto the A480, continue around the ninety-degree bend to the right and where the road bends to the left turn right again and the property will be found on the right-hand side.

What 3 Words: [///suffer.circulate.packing](#)



Ground Floor



First Floor



Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake
07717 410757


Mobile and Internet Coverage

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A			
81-91 B			83
69-80 C			
55-68 D		59	
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total area: approx. 81.8 sq. metres (880.3 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.



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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere of their Code of Practice. A copy of the Code of Practice is available on request.