

Dingleside

Titley, Kington, Herefordshire



Dingleside
Titley
Kington
Herefordshire
HR5 3RN

- *A charming, detached bungalow*
- *Generous and well-presented three-bedroom accommodation*
- *Large level garden*
- *Found on the edge of a popular rural Herefordshire village*
- *Delightful views over the surrounding countryside*

Kington 3 miles
Presteigne 3 miles
Hay-on-Wye 15.5 miles
Hereford 20 miles

INTRODUCTION

Tucked away along a peaceful country lane in the heart of the Herefordshire countryside, Dingleside offers an enviable rural lifestyle with far-reaching views, generous gardens and beautifully balanced accommodation. This detached bungalow enjoys a wonderfully private setting where every day is shaped by the changing seasons, open skies and the tranquillity of village life.

LOCATION

Located in the sought-after village of Titley, Dingleside enjoys immediate access to some of the region's most scenic countryside. The renowned Stag Inn is close by, while the nearby Mortimer Trail and Offa's Dyke Path offer exceptional walking and cycling opportunities almost from the doorstep. The market town of Presteigne is only a short drive away and provides a range of everyday amenities, independent shops, cafés and leisure facilities, with further connections to Kington, Leominster and Hereford



ACCOMMODATION

The accommodation is both light-filled and practical, with well-proportioned rooms designed for comfortable everyday living. The welcoming sitting room enjoys windows to two aspects together with French doors opening onto the garden, perfectly framing the surrounding countryside and allowing an easy connection between indoors and out. A natural stone hearth and gas fire add warmth and character, creating an inviting space to relax throughout the seasons.

The kitchen is thoughtfully arranged with a range of fitted units, eye-level double oven and induction hob, while the adjoining utility room provides valuable additional storage and workspace with direct access outside — ideal for country living and returning from walks in the surrounding countryside.

All three bedrooms are generous doubles, two of which enjoy particularly beautiful rural outlooks across neighbouring farmland, offering a peaceful retreat at the end of the day. The bathroom is well appointed with both a bath and separate shower.





OUTSIDE

The property sits within generous grounds, surrounded by established planting, mature trees and productive soft fruit varieties, creating a garden that is as enjoyable as it is picturesque. From the raised sun deck, mornings begin with birdsong and sweeping views across open farmland, while the level lawns provide ample space for entertaining, gardening or simply unwinding in the fresh country air.

Outside, the extensive driveway provides ample parking and access to the garage, which has been cleverly partitioned to create both storage and a versatile heated workroom filled with natural light and opening directly onto the garden — ideal for hobbies, creative pursuits or home working.



SERVICES

The property is connected to mains water, mains electricity, mains drainage and oil-fired heating. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Band "E"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile – 07717 410757

harry@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + 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.

DIRECTIONS

What3Words: ///nozzle.disco.tower

NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of

these particulars.

Sunderlands LLP for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of Sunderlands LLP has any authority to make or give any representation or warranty whatever in relation to this property.

REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911

Dingleside, Titley, Kington, HR5

Approximate Area = 1297 sq ft / 120.5 sq m

Garage = 117 sq ft / 10.9 sq m

Outbuilding = 189 sq ft / 17.5 sq m

Total = 1603 sq ft / 148.9 sq m

For identification only - Not to scale

