



Rosehill Cottage, Lyonshall, Kington, Herefordshire, HR5 3HT



Sunderlands
Residential Rural Commercial



**Rosehill Cottage
Lyonshall
Kington
Herefordshire
HR5 3HT**

Summary of features

- Detached 2-bedroom cottage in need of renovation.
- Pastureland totaling approximately 2.06 acres.
- A variety of outbuildings to be utilised for storage purposes.
- Situated 3 miles away from the market town of Kington.
- For Sale by Private Treaty

Guide Price: £300,000

Hereford 17.6 miles | Kington 3 miles
Leominster 11.3 miles | Weobley 7.6 miles

Introduction:

Rosehill Cottage is situated about 3 miles East of the market town of Kington, and approximately 17 miles North-West of the Cathedral City of Hereford. Local facilities are available in the nearby Kington town and Lyonshall village, with Kington offering an excellent primary and secondary school, public houses, church, community hall and leisure facilities.

The peaceful setting of Rosehill Cottage provides a brilliant opportunity to create an attractive rural property.

Description:

Rosehill Cottage comprises a detached two-bedroom cottage in need of full renovation. The property has a living room, dining room, kitchen and bathroom on the ground floor with both bedrooms being on the first floor.

The land totals approximately 2.06 acres of well-maintained pastureland having the benefit of access from the main road.

Located behind the cottage the land has been used extensively for vegetable growing with outbuildings being utilised for storage of gardening equipment.





Accommodation:

Front Door/Porch

Leading to -

Living Room

Carpeted with stone tiled hearth and electric heater. Windows overlook the land adjacent to the property.

Dining Room

Located at the bottom of the staircase with window to the front

Kitchen

Traditional wall mounted units can be found with a stainless-steel sink, vintage hotpoint cooker and an aga.

Bathroom

With half tiled wall, fitted pedestal wash basin, mirror, WC, bath, frosted glass window and wall mounted storage unit.

Bedroom 1

Views from the window overlook the pastureland opposite the property and with some renovation it could be transformed into a traditional cottage bedroom.

Bedroom 2

Also in need of renovation and offers the same pleasant views as bedroom 1.

Outside:

Approached from a tarmacked road from the A44 with parking currently adjacent the property in front of the garage. The rear garden has been used extensively for vegetable allotments.

Tenure:

Freehold with vacant possession.

Services:

Mains water and electricity. There is a private septic tank (located in the adjoining property garden).

Boundaries:

The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or ownership thereof.

Buildings:

Garage (within field)

A building comprised of corrugated metal sheeting, wooden planks and wooden doors. This building offers further storage space with easy access from both the pastureland and tarmacked road from the A44.

Corrugated Steel Shed (garden)

A corrugated steel shed offers opportunity for storage of various gardening equipment to keep the grounds well maintained.

Brick Shed (garden)

A small red brick shed situated at the bottom of the garden is also included in the outbuildings of the property.

Land:

About 2.06 acres of good quality pastureland which offers an opportunity to purchase land suitable for grazing.

No additional services on the land.

Access:

Access to the property comes via a minor road branching off the A44. This road is council maintained.

Council Tax:

The Herefordshire Council Tax website suggests that the Council Tax band for Rosehill Cottage is: C

Basic Payment Scheme:

There are no Entitlements included in the sale.

Stewardship Schemes:

In so far as we are aware the land is not the subject of any Environmental Stewardship Scheme.

Sporting, Timber & Mineral Rights:

All standing timber or any sporting rights, if relevant, are included in the sale.

Wayleaves, Easements & Rights of Way:

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves, and rights of way both declared and undeclared.

Planning:

No planning enquiries have been made.

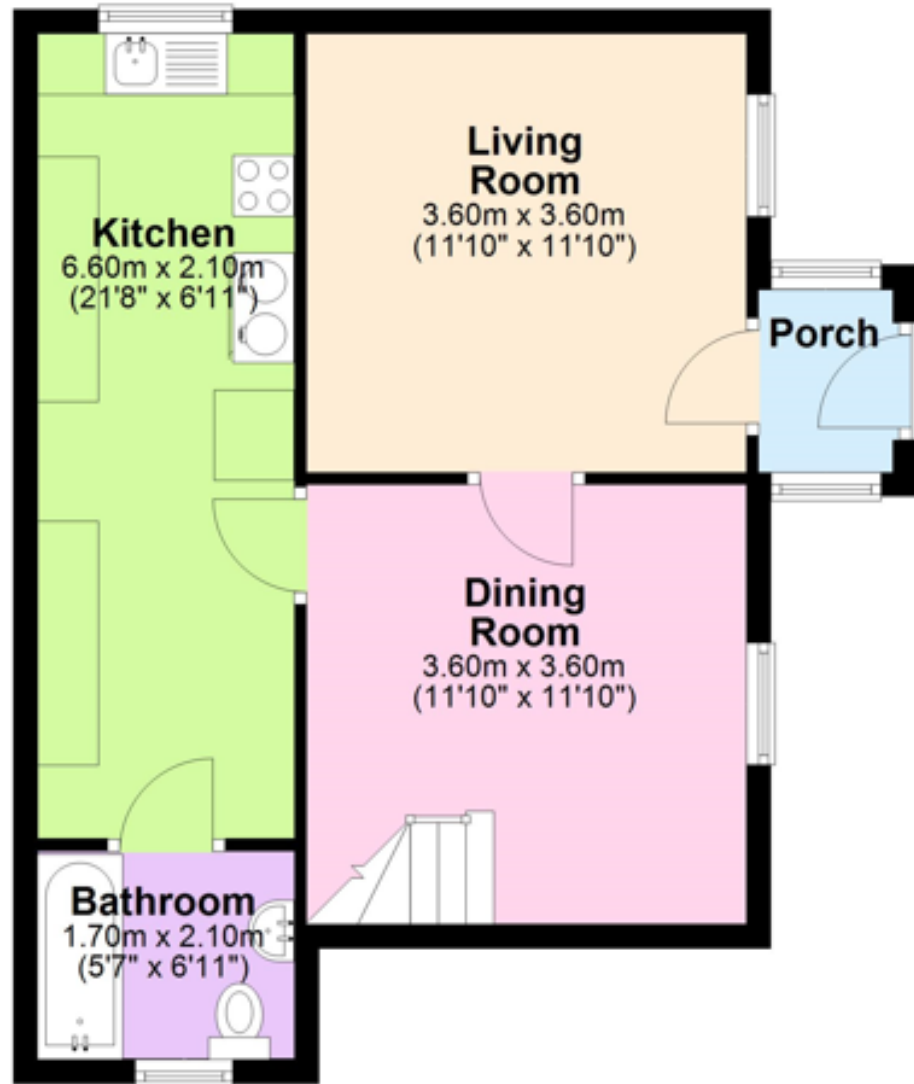
Overage:

Provision will be made for an Overage at 20% over a thirty-year period on the 2.06 acres of land from the date of acquisition. Any Overage payments will be triggered by the grant of a Planning Consent for non-agricultural / forestry use.

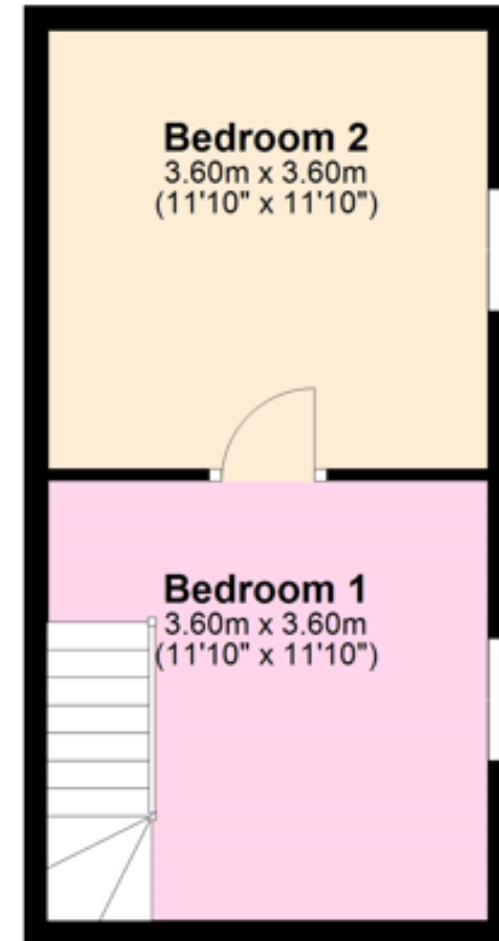
Contaminants:

The Vendors and their Agents accept no liability for any contaminants on the property.

Ground Floor



First Floor



Local Authority & Public Utilities:

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

Welsh Water Dwr Cymru, Pentwyn Road, Nelson, Treharris, Mid Glamorgan, CF46 6LY

Western Power Distribution, Toll End Road, Tipton, DY4 0HH

Site Plans:

The plans included in the sale particulars are for identification purposes only and may have been reduced in scale to assist with printing.

Agents Note:

Any plans used in the preparation of these details may have been reduced in scale and any interested parties should check the Title Plan before proceeding to purchase.

Vendors Solicitors:

FAO: E. Ann Davies
H Vaughan Vaughan & Company
Manchester House,
50 High Street,
Builth Wells,
Powys, LD2 3AD
01982 552 331

Directions:

If travelling from Hereford, to travel to Rosehill Cottage, Lyonshall you will need to begin by heading West on the A438 and then turning right onto the A480. Follow the A480 until you meet the A44 then turn right and continue for approximately 0.3 miles until there is a turning to the left. Rosehill Cottage is the first property you will encounter on the right-hand side of the road.

Viewing:

Strictly by appointment with the Agents.

Health & Safety Notice:

Prospective Purchasers should take all necessary care when making an inspection including wearing suitable clothing. Viewings are taken solely at the risk of those who view and neither the Agents nor the owners of the property take responsibility for any injury however caused. It should be noted that polystyrene has been used within the ceilings at the property and poses a potential fire hazard.

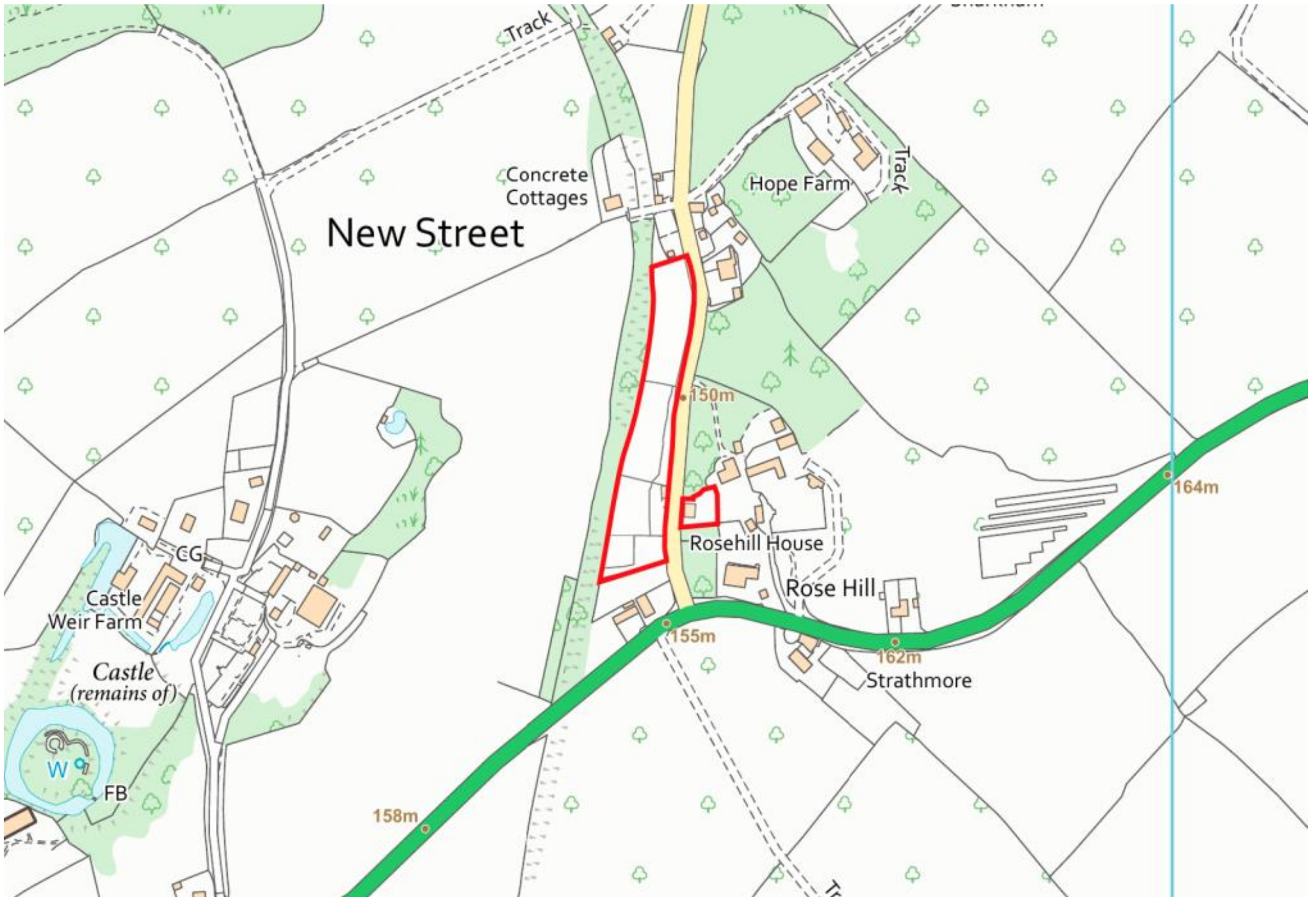
Important Notice:

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands have any authority to make or give any representation or warranty whatsoever in relation to the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		45 E
21-38	F		
1-20	G	1 G	







Sunderlands

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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. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.