



Jonathan Wright  
estate agents



**Corner Cottage, Lower Bache, Kimbolton, HR6 0ER. £260,000**

**Corner Cottage, Lower Bache**  
Kimbolton  
HR6 0ER

**£260,000**

### **PROPERTY FEATURES**

- Terraced Cottage
- Barn Conversion
- 2 Bedrooms
- Dining Hall
- Sitting Room
- Fitted Kitchen
- Bathroom
- Cottage Garden With Rural Views
- Private Parking
- In Need of Some Modernisation



To view call 01568 616666



Situated in a rural location and forming part of a small barn conversion courtyard with the cottage enjoying a dining hall, sitting room with feature fireplace, kitchen, bathroom, 2 bedrooms and outside cottage gardens enjoying rural views, private parking and all within about 3 mile distance of the market town of Leominster. The full particulars of Corner Cottage, Lower Bache, Kimbolton are as follows:

The dining hall has a ceiling light, night storage heater, double opening doors into a cloaks cupboard, a door opening into an airing cupboard and a door opening into the sitting room.

The sitting room has a feature brick fireplace, timber lintel over and standing on a raised hearth is a wood burning stove. There is a ceiling timber, alcoves to either side of the chimney breast, night storage heater, window to side and double opening doors to the rear garden.

From the sitting room an archway leads through into the kitchen, having a connecting door to the dining hall.

The kitchen has units to include an inset stainless, single drainer sink unit, working surfaces with base units under of cupboards and drawers. There is space and plumbing for a dishwasher, also a washing machine, room for an upright fridge freezer and an inset 4 ring ceramic hob with oven under. The kitchen has tiling to splashbacks, eye-level cupboards, ceramic tiled floor,

ceiling downlighters and a window to side.

From the dining hall a door opens into bedroom one.

Bedroom one has a window to rear with rural views, ceiling light and a night storage heater.

Bedroom two has a window to rear, ceiling light and a night storage heater.

From the dining hall a door opens into the bathroom having a suite of a panelled bath with hand grips, Mira shower over, pedestal wash hand basin and a low flush W.C. There is a window to front, ceiling light, extractor fan, down flow electric heater and a ceramic tiled floor.

#### OUTSIDE.

The property is approached to the front with a gravelled forecourt, with each property having loading rights across the forecourt. The cottage enjoys its own vehicular access, with parking for motor vehicles.

#### REAR GARDEN.

The garden to the rear of the cottage is lawned with shrub borders and has lovely rural views across open north Herefordshire countryside.

#### SERVICES.

Mains electricity, mains water and private drainage.

## ROOMS AND SIZES

Entrance Door

Dining Hall 3.45m x 2.01m (11'4" x 6'7")

Sitting Room 4.06m x 4.27m (13'4" x 14')

Kitchen 3.53m x 2.31m (11'7" x 7'7")

Bedroom One 3.40m x 2.87m (11'2" x 9'5")

Bedroom Two 2.74m x 2.57m (9' x 8'5")

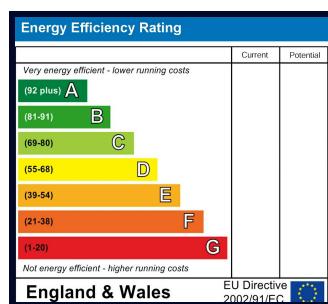
Bathroom 2.97m x 1.91m (9'9" x 6'3")

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.