



**39 Headbrook, Kington, Herefordshire HR5 3DY. £285,000**



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Kington  
Herefordshire  
HR5 3DY**

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### **PROPERTY FEATURES**

- Character Cottage
- 3 Bedrooms
- En-Suite/Shower Room
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Gas Central Heating
- Driveway To Front
- Walking Distance Of Town Centre

**To view call 01568 616666**



**JonathanWright**  
estate agents







A most attractive and character town cottage situated just on the edge of Kington offering very well presented gas fired centrally heated and double glazed living accommodation to include a sitting room, feature fireplace, kitchen/breakfast room with fitted appliances, dining room, 3 good size bedrooms, an en-suite/shower room, main family bathroom and outside a brick paved drive to front, pleasant patio gardens with veranda all looking over open fields and farmland.

The cottage is within a few moments walking distance of Kington's main town centre and amenities and is also easy assessable for transport links to Hereford and Leominster. The full particulars of 39 Headbrook, Kington are further described as follows:

The property is a large terraced stone cottage under a slate roof.

A stable type front door opens into the sitting room having a feature brick fireplace, mantle shelf over and standing on a raised plinth is a multi-fuel burning stove. There are alcoves to either side of the chimney breast, wall lighting, polished wooden flooring, panelled radiator, power points, TV aerial point, window to front and double opening double glazed French doors to the rear.

From the sitting room an archway through into the kitchen. The well fitted kitchen with units to include a deep pottery sink, mixer tap over, working surfaces, draining board to either side and base units of cupboards and drawers. There is a built-in fridge/freezer, dishwasher, a 5 ring gas hob, an electric double oven with grill under and an extractor hood with light over. The kitchen has matching eye-level cupboards, tiling to splashbacks, ceiling downlighters, panelled radiator, plenty of power points, under stairs storage and the staircase rises from the kitchen.

From the kitchen open plan through into the dining room having ceiling downlighters, wooden flooring throughout the kitchen and dining room, panelled radiator, power points, a large double glazed window taking advantage of the open rural views, TV aerial point and double opening double glazed French doors to the rear.

From the kitchen the staircase rises up to the first floor landing having a smoke alarm, ceiling downlighters, panelled radiator, power point and doors off to the bedrooms.

Bedroom one has a feature of double opening double glazed French doors onto a balcony again enjoying the rural views and hillsides beyond. There is a panelled radiator, power points, built-in wardrobe with hanging rail a with shelving and a door opening into an en-suite/shower room.

The en-suite/shower room has a shower with wet board panelling, a built-in vanity wash hand basin and a low flush W.C. There is ceramic tiling to splashbacks, ceiling downlighter, extractor fan and a vertical heated towel rail/radiator.

Bedroom two has a window to front, a recess alcove ideal for a TV, ceiling down lighter, power points and built-in wardrobe with hanging rail and shelving.

On the first floor landing is a door leading off to the family

bathroom having a modern suite in white of a panelled bath, mixer tap with shower attachment over, low flush W.C and a pedestal wash hand basin. The bathroom is tiled to ceiling height throughout, also ceiling downlighters, an opaque window to front, vertical heated towel rail/radiator, built-in toiletry cupboard and also a built-in linen cupboard.

From the first floor landing a staircase rises past a window to rear to a half landing, then through a doored staircase with access up to the second floor bedroom.

The bedroom has a dressing area having a range of built-in under eaves storage space, smoke alarm, downlighters, a panelled radiator, power points and Velux roof lights.

From the dressing area a door opens into the third bedroom. Bedroom three. (there is some restricted head height due to this bedroom being a roof conversion).

Bedroom three has a feature of a large double glazed window to rear looking straight onto open fields and farm land. There are several ceiling downlighters, plenty of power points, panelled radiator and additional under eaves storage space.

#### OUTSIDE.

The property is approached to the front where it has the benefit of a brick paved private drive, low stone retaining walls, gravelled gardens and steps down to the entrance door.

#### REAR GARDEN.

The rear garden space has been laid out for easy maintenance with a covered veranda, decking making an ideal evening sitting area. The veranda has ceiling downlighters, a built-in bar, flagged patio area, large hanging garden seat overlooking onto farmland and hillsides.

#### SERVICES.

All mains services are connected, gas fired central heating and telephone to BT regulation. The gas fired combination boiler is wall mounted in the kitchen.

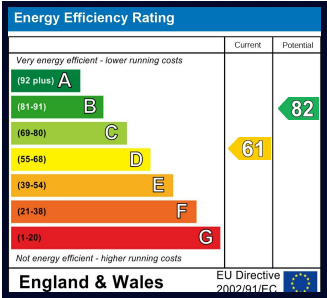


ROOMS AND SIZES

Sitting Room	4.37m x 3.28m (14'4" x 10'9")
Kitchen	4.32m x 3.15m (14'2" x 10'4")
Dining Room	3.56m x 3.15m (11'8" x 10'4")
Bedroom One	3.20m x 2.95m (10'6" x 9'8")
En-Suite/Shower Room	
Bedroom Two	3.20m x 2.90m (10'6" x 9'6")
Bathroom	
Second Floor Dressing Area	3.43m x 2.36m (11'3" x 7'9")
Bedroom Three	6.83m x 2.95m (max) (22'5" x 9'8" (max))

PROPERTY INFORMATION

Council Tax Band - C  
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.

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