

The School House, Kinnersley, HR3 6QD
Price £575,000

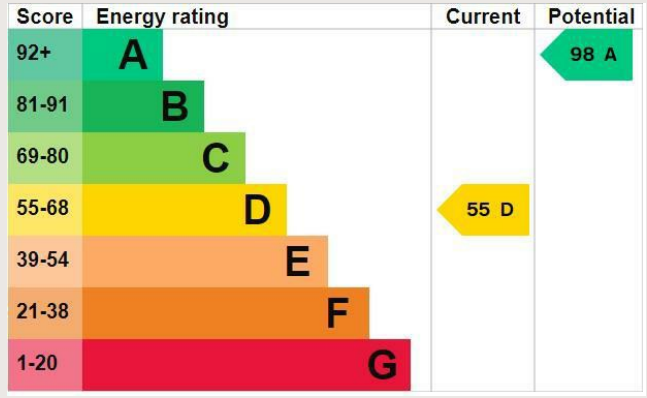
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The School House, Kinnersley

A well appointed, Victorian, six bedroom family home which is situated in the rural hamlet of Kinnersley. The property boasts a wealth of original character and features throughout being a former School House. The home offers flexible accommodation with an opportunity to use it as a Bed and Breakfast or to support multi generation living. It could also be ideal for those needing to work from home or simply for those with large and busy families requiring space. There is a sizable garden laid to lawn with beautiful views over the Herefordshire countryside, a workshop and ample driveway parking, solar panels and an air source heat pump. Viewing is recommended to appreciate the property and all it has to offer.

- DETACHED VICTORIAN FORMER SCHOOL HOUSE
- SIX BEDROOMS, THREE EN-SUITE & MASTER WITH DRESSING ROOM
- IMPRESSIVE MAIN RECEPTION ROOM
- GARDEN, OUTBUILDING AND DRIVEWAY PARKING
- HAMLET LOCATION
- COUNTRYSIDE VIEWS
- GENEROUS & FLEXIBLE ACCOMMODATION

Material Information
Price £575,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: F
EPC: D (55)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)
2624 ft²
243.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
The School House is a spacious and inviting home, with much of the original architecture retained including the high vaulted ceiling and three large windows in the living room. The property has accommodation comprising; entrance hall, living room, sitting room, drawing room, kitchen, utility, two downstairs bedrooms with en-suites, bathroom, boiler room and three bedrooms upstairs. The main bedroom benefits from a fitted dressing room and en-suite. There is an outbuilding, driveway parking and views over the Herefordshire countryside. In addition there are solar panels and an air source heat pump.

Property Description
Entry begins through the old boy's entrance of this historic School House and into a hallway displaying red quarry stone tiled flooring (that repeats through into the kitchen/dining room and utility room). There is the facility for hanging coats and hats here. To the left is a utility room with a window overlooking the driveway. There is a sink with cupboards above and below, housing for a washing machine and tumble dryer, work top and sockets for housing additional kitchen appliances and room again for storing outdoor coats, hats and footwear. To the right is a farmhouse style kitchen/dining room. The eye is immediately drawn to the sought after Everhot Range Cooker that not only makes this room forever cosy and welcoming but also allows keen cooks to rustle up hearty meals. Family and friends can sit and take part as the room allows for a large table and chairs to be centrally placed. There is housing for an American style fridge/freezer, integrated dishwasher and a generous array of wall and base units to include those useful pan drawers and pantry type cupboards.

Also, accessed from the hallway and over an intricately painted stone step is a very impressive drawing room that can be used in a number of ways whether dining or relaxing. The current vendors have this room set up as a grand sitting room. The wonders of this room are plentiful and include:
* A magnificent triad of tall and traditional casement windows that enjoy southerly views across the front garden
* Original wooden flooring (restored)
* High vaulted ceiling with intricate A frame detailing
* Centrally placed fireplace with wooden mantle, tiled surround, stone hearth and inset wood-burner.

To the far end of the drawing room is a second entrance hallway that is entered via a solid wooden front door set into a stone porch. The entrance hall provides ample space for furniture and is adorned with an original school brass bell. To the left is bedroom six which is a double and enjoys a large feature window framing countryside views and built in cupboards and shelving either side of a fireplace that is no longer in use. This room and the one next door would have been part of the old Headmaster's wing and you can certainly imagine a once roaring fire and busy comings and goings here. Even though the room is being used as a bedroom it would lend itself to a multitude of other uses. Next door is being used as a snug/TV room but could become a study/hobby space particularly due to the double French doors that not only allow for natural light to flood the room but also provide access onto a South Westerly patio and garden. The built in cupboards and shelves of bedroom six are echoed here and there is access to a ground-floor bathroom, boiler room (allowing for storage) and stairs to the first floor. The bathroom has contemporary styling with bath and shower over, hand-basin with vanity cupboard, WC, tall chrome heated towel rail and window out adding light and ventilation. Back into the second entrance hallway and there is access to a further two ground-floor bedrooms (bedrooms four and five), both doubles and having their own en-suites with shower cubicles, WC, hand-basins and heated towel rails. This arrangement would be ideal for families requiring ground-floor accommodation (possible multi-generational living) or large families who require space and flexible accommodation.

On the first floor are a further three bedrooms (one with en-suite). Bedroom one is a good sized double with a window to the side providing beautiful views of the countryside beyond and an original feature fireplace. This room benefits from a dressing area with built in wardrobes, a vanity space (currently set up as a small home office) and an attractively styled en-suite shower room with three piece suite including a walk in shower unit. Bedroom two is also a good double with window to the rear and attractive cast iron fireplace. Bedroom three is a single but would make an ideal study with a feature window to the front.

Garden
The front garden has a generous amount of lawn and enjoys South facing views across farmland. The lawn wraps around to the side of the property where a patio area links to French doors ideal for alfresco dining or relaxing with a good book. There is a Victorian style greenhouse and orchard with interspersed specimen fruit trees.

Outbuildings & Parking
The sweeping, private driveway with gated entry provides ample parking for a number of cars.

To the East of the property is a workshop and shed. The workshop has both a pedestrian door and double doors to the front and benefits from having light and power.

Services
Air source heat pump. Solar panels.
Mains electricity and water are connected. Private drainage.
Herefordshire Council Tax Band F

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 5 Mbps 0.7 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Gigaclear
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
Kinnersley is situated in the north western part of the county equidistant from the Historic Cathedral City of Hereford and the Market Town of Leominster with good local facilities available only a short commute in Kington. Kinnersley is located approximately 2 miles from the River Wye and surrounded by steep hills and views towards The Black Mountain

What3words
What3words:///vowing.suggested.event

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
From Leominster, take the A44 to Kinnersley. The property is situated on the right hand side, just past the church.






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