

Dingleside, Titley, HR5 3RN
Price £450,000

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Dingleside
Titley

Dingleside is a spacious three double bedroom detached bungalow located in the heart of the picturesque village of Titley. This impressive home sits in generous, secure and private grounds that wrap around the perimeter of the home. The property enjoys views of the Herefordshire countryside and benefits from having: two insulated and well appointed workshops (ideal for those with hobbies or those looking to work from home) and a secure site for parking a caravan/motorhome. One of the property's main features are the well designed and attractively planned gardens that are in excellent condition and provide a great environment for time spent outdoors.

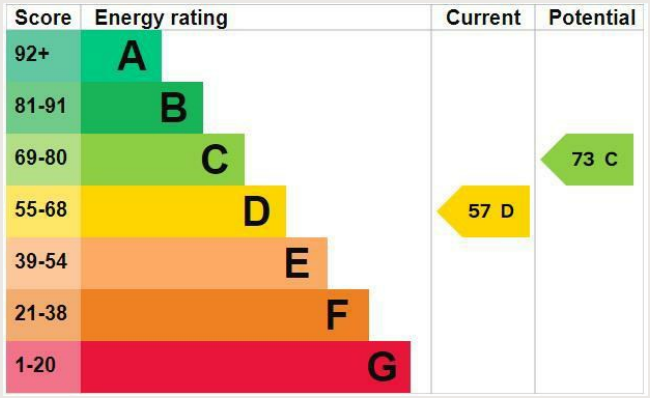
- THREE BEDROOM DETACHED BUNGALOW
- LARGE, LEVEL GARDENS AND GENEROUS, CORNER PLOT
- LOCATED IN THE SOUGHT AFTER RURAL VILLAGE OF TITLEY
- FAR REACHING VIEWS OF SURROUNDING COUNTRYSIDE
- EXTENSIVE DRIVEWAY PROVIDING AMPLE PARKING OPPORTUNITY
- DOUBLE GARAGE WITH WELL APPOINTED WORKSHOP/HOBBY ROOM
- SECOND WORKSHOP OF TIMBER CONSTRUCTION WITH INSULATION AND ELECTRICS
- SECURE SIDE PARKING FOR CARAVAN/MOTORHOME
- WELL PRESENTED AND READY TO MOVE INTO

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



Material Information

Price £450,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: D (57)
For more material information visit www.cobbamos.com



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
Situated in the village of Titley is this 'ready to move into' three bedroom detached bungalow with lovingly maintained gardens and views of the Herefordshire countryside. The well appointed accommodation comprises; entrance hall, kitchen, sitting/dining room, utility, cloakroom, glazed porch/sun room, three bedrooms and family bathroom. Further benefits include oil central heating, double glazing, double garage with insulated craft room and separate store, large workshop, generous corner plot and spacious driveway.

Property Description
Entry begins into a light and airy entrance hallway with over hang porch and glazed doorway. There is room here for decorative furniture alongside a large built in cupboard for additional storage purposes. To the right and with front aspect is a reception room/double bedroom, currently set up as a home office with storage shelving and built-in storage cupboard. To the rear is a double bedroom with glorious views of the landscaped back garden and hills beyond. The room has built in storage cupboards plus room for additional bedroom furniture. Next door is a family bathroom of good proportion with separate shower cubicle, bath, WC, hand basin, radiator, window and airing cupboard. The bathroom has been tastefully styled and updated with a water pressurised system.
Back into the entrance hallway and to the left is: a master bedroom, sitting/dining room, kitchen, glazed porch/sunroom and utility room. The master bedroom enjoys wonderful rural views from its rear aspect. It is a good sized double room with mirrored built in cupboards bouncing light and room for additional bedroom furniture. The sitting/dining room is approached by two small steps that gives the room a slight sunken, cosy feel. It enjoys a set of glazed doors and windows that lead out onto a paved and secure area to the side of the property perfect for times of Summer entertainment. For those cooler, Winter evenings there is an LPG fire with attractive granite fire surround.
Steps lead up to the adjoining kitchen which is fitted with a generous range of modern base and wall units. There are two waist height ovens, integrated fridge/freezer, induction hob, those useful pan drawers and the boiler is housed here in a purpose built cupboard.
Linked to the kitchen is a small hallway ideal for additional kitchen storage that leads into a glazed porch/sunroom. The glazed area is a flexible space and can be used for entering the property after a day in the garden or outdoor dog walking and gives easy access to the washing facilities next door. It would also be a great location for a bistro table for that morning coffee in times of incremental weather.
Adjoining is a utility room with housing for a washing machine and tumble dryer, sink with work top, wall units and a door leading out to the rear garden and workshop/craft room. Access is given to a cloakroom with WC and window.

Garden, Garage & Parking
The gardens to the property are a generous size and are fully enclosed, private and enjoy a backdrop of rolling hills. The front garden is south facing and accessed from a single gate via the driveway. It has a paved section for patio dining and a raised decking area for moments of relaxation.
To the West side of the bungalow and again securely fenced and private is a patio area for further relaxation/entertainment. A gate here leads out onto a quiet rural road for possible dog walking.
To the rear of the property is a large and attractively landscaped garden with pergola walkway and a sequence of paved pathways; one leading to a peaceful corner patio area with rural backdrop, a perfect spot for a bistro set and Summer tipple. Another path leads to a Rhino Greenhouse for any keen gardeners. There is also an area set aside to attract visiting wildlife with the addition of a small pond. The vendors tell us that hedgehogs make a regular appearance here.

To the front of the home is a large driveway for the parking of several vehicles. There is also secure side parking for a caravan/motorhome.

The double garage currently has two sections but could easily be converted back to one if desired. The front section is used for storage and has an electric up and over door. The second, rear section is a fully insulated workshop/craft room with ample lighting, laminate floor, sink and radiator heating. A new roof was fitted in April 2026 with a 15 year lifetime guarantee. In addition there is a second, large, timber workshop with insulation and electrics (14ftx8ft).

Services
Herefordshire Council Tax Band E
Tenure: Freehold
Mains water, electricity and drainage.
LPG Fire with spur to kitchen hob if gas hob is preferred.
Oil fired central heating

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 3 Mbps 0.4 Mbps Good
Superfast 73 Mbps 18 Mbps Good
Ultrafast 900 Mbps 900 Mbps Good
Networks in your area - Airband, Openreach
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
The village of Titley lies in a sheltered, verdant position in the Arrow valley, some three miles equidistant from Kington and Presteigne. The village lies 500 feet above sea level on Offa's Dyke and close to the river Arrow. Approximately 150 adult parishioners occupy some 50 dwellings spread over an area interlaced by old drovers' roads. Titley has a modern and much-used village hall and the much-acclaimed Stagg Inn., which was the first Gastro pub to win the much coveted Michelin star. Titley is still very much a farming community, but with a variety of professional members, artisans and newcomers retired from elsewhere.

What3words
What3words:///nozzle.disco.tower

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
Leave Kington on the B4355 towards Titley and Presteigne. On entering Titley village turn left at the monument and the property can be found on your right hand side, just before the T Junction.






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