

Railway Bungalow, Stansbatch, HR6 9LW
Price £450,000

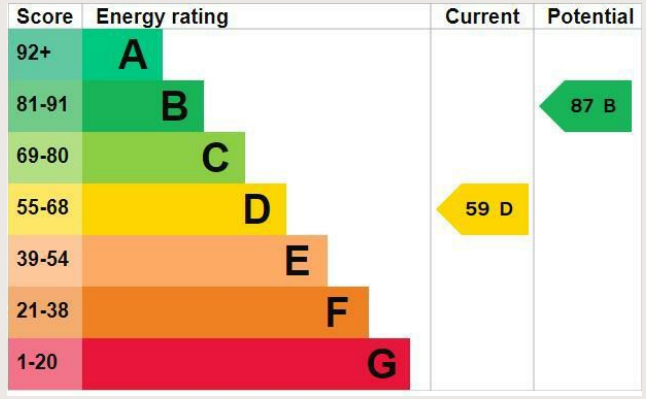
COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Railway Bungalow
Stansbatch

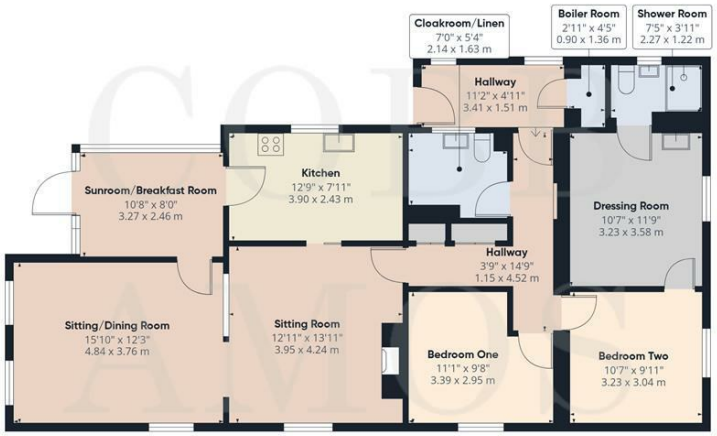
Once a signal box for a now disused train line, Railway Bungalow is a newly updated and previously extended two bedroom, detached bungalow, located on the periphery of a well regarded North Herefordshire village and a short drive from the popular market town of Kington. This inviting home sits in grounds of circa one acre, ideal for those looking for a small paddock for livestock/hobby farming or a large garden to start living 'The Good Life' with vegetable and fruit growing and room for a cluster of hens. The property is approached by a private, gated driveway and boasts a very private location.

- TWO BEDROOM DETACHED BUNGALOW
- QUIET LOCATION
- CIRCA 1.06 ACRE PLOT
- PONY PADDOCK & STABLE/YARD AREA
- EASY ACCESS ONTO BRIDLEWAY
- AMPLE PARKING
- CONSERVATORY
- UTILITY/GROUND FLOOR WC
- RECENTLY UPGRADED HOT WATER CYLINDER
- NEWLY INSTALLED uPVC DOUBLE GLAZED WINDOWS

Material Information
Price £450,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: C
EPC: D (59)
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



Ground Floor Building 2

COBB AMOS

Approximate total area(1)
1401 ft²
130.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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
This delightful detached country bungalow has been extended over the years and tastefully refurbished throughout by the current owners. It offers the following internal accommodation: boot room, two bedrooms, shower room, dressing room, cloakroom/laundry room, sitting/dining room, kitchen, sunroom. Externally, it boasts an enclosed paddock, field shelter, a stable/yard area and extensive parking. It also benefits from oil-fired central heating, a recently upgraded hot water cylinder and newly installed uPVC double-glazed windows throughout.

Property Description
Entry begins into a useful boot room, ideal for storing outdoor footwear/coats. The boiler is housed here in a built in cupboard. To the right is an inner hallway that sets the tone from the outset for this attractively styled and nicely decorated home. To the right is a cloakroom/laundry room with housing for a washing machine and tumble dryer, a selection of wall cupboards for storage, WC and hand-basin. Possible provision could be made here for a second shower room if otherwise desired.
Back into the hallway and directly ahead is the first of two bedrooms. Bedroom one is a double. A desk is currently housed here to act as a home office as this room works perfectly for those needing to work from home. Bedroom two is a good sized double with private outlook. A door leads into a large room currently set up with dressing room facilities to include a sink and access to a shower room. The shower room has been recently modernised to create a sleek and contemporary look with large shower cubicle, WC, hand-basin with vanity cupboard and tall, chrome towel rail.
Back into the entrance hall where there are a number of large built in cupboards for additional storage needs we are led into the living quarters of this inviting home. Firstly, we arrive into an impressive, open-plan sitting/dining room. The room is flooded by light due to it having several windows. The vendors have cleverly designated the space into two useable zones. The first being a cosy sitting room that benefits from having a wood-burner for those cooler Winter evenings. Zone two is currently set up with a small dining table and additional seating. The room would house a large table and chairs if otherwise preferred. A sliding door leads into a kitchen which has been recently installed and tastefully styled. Fitted with a comprehensive range of eye and base-level units, incorporating 1.5 bowl sink, wood-effect work surfaces, four-ring electric hob with extractor hood, double oven, pull out bins, integrated dishwasher, fridge/freezer and microwave with additional features to include a ladder-style radiator, wood-effect flooring and a window to the front elevation enjoying views across open farmland and the stables. A perfect spot to wash the dishes while gazing at possible livestock through the window.
Adjoining the kitchen is a sunroom that cleverly connects the kitchen with the sitting/dining room next door and outdoor patio space for times of Summer entertainment. The vendors have placed a breakfast table here as it has a great vantage point across to the pony paddock.

Grounds, Outbuildings, Parking
The property is approached via a long private driveway running alongside three small paddocks. The driveway then leads to an extensive parking and garden area.
At the end of the driveway are 2 stables with electric power and lighting, both with separate fenced yards.
Further outbuildings include a shed/hay store and lockable small tractor shed.
Outside taps are located adjacent to the hay store and stables.
The garden to the property has been newly fenced, it is mainly laid to lawn with a paved patio, established planting and raised beds.
The grounds extend to just over one acre approximately.

Services
Mains electricity and water.
Private drainage- septic tank
Herefordshire Council Tax Band C
The bungalow benefits from oil-fired central heating, a recently upgraded hot water cylinder and newly installed uPVC double-glazed windows throughout.

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 13 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
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
Stansbatch is a small village located in the county of Herefordshire, England. It is situated in the north-western part of the county, close to the border with Wales. The village is surrounded by beautiful countryside, with rolling hills and fields of crops. The River Teme runs through the village, providing a picturesque backdrop for visitors and residents alike.
The market town of Kington lies approximately 5 miles away known for its walking opportunites with supermarket, several eateries, butchers, fruit and veg shop etc. The larger towns of Leominster (13 miles) and Ludlow (17 miles) provide a wider range of shopping, leisure and professional services.

What3words
What3words:///devoured.breeding.hospitals

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
Follow the B4355 out of Kington towards Titley. Drive through Titley and take the first right turning just past the turning for Stansbatch.






COBB
AMOS


COBB
AMOS




COBB
AMOS


COBB
AMOS




COBB
AMOS