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## Pear Tree Cottage, Kingstone, Hereford, Herefordshire, HR2 9HN

*Located in a well served village, located about six miles south west of Hereford, a historic detached cottage featuring exposed beams and with private rear garden.*

**£225,000 (Freehold)**

**Residential Sales and Lettings**



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## LOCATION

Kingstone is located about 6 miles south west of Hereford in glorious countryside and the city itself offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. Kingstone is a well served village community which has a secondary school and primary school, Church, community hall, public house and village shop.

## DESCRIPTION

Pear Tree Cottage is an historic detached dwelling which has an entrance porch, Open plan beamed reception accommodation with a kitchen and bathroom extension addition to the rear with two bedrooms on the first floor level. The property has the benefit of a vehicular access at the rear and there is also a garden.

### ON THE GROUND FLOOR:

#### Entrance Porch

1.6m (5'3) x .79m (2'7)

Approached through a composite door with a double glazed and leaded upper panel, wall light point, quarry tiled floor and with a door which opens to the;

#### Open Plan Living/Dining Area

6.1m (20') x 3.58m (11'9)

and which in parts comprises;

#### Sitting Area

3.68m (12'1) x 3.58m (11'9)

With a leaded, double glazed window to the front with tiled sill, exposed wall and ceiling timbers, expanse of exposed stonework to one wall with brick arch and wood burning stove. Quarry tile hearth, radiator and feature bread oven door with deep wooden seat over and further wooden seat off brickwork. Wall light points, radiator and opening through a timber framed partition to the;



#### Dining Area

3.61m (11'10) x 2.44m (8')

With a double glazed, leaded window to the front with tiled sill, feature exposed stonework to one wall with brick arch and further brick infill, fire recess with beam over and polished quarry tile hearth, radiator, wall light points and wall mounted thermostat and with a 3' 5 wide and opening to the;





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### Kitchen

3.35m (11') x 2.49m (8'2)

With wood fronted base cupboards and drawer units with roll edge working surface over, tiled surrounds and matching eye level cupboards. Part tiled walls, leaded double glazed windows to two aspects, built in single drainer sink unit with drainer, recess with space for cooker, tiled floor, corner cupboard, door to rear porch and door to inner lobby. Within the kitchen area there are exposed wall and ceiling timbers and an under-stair storage space.



### Inner Lobby

1.04m (3'5) x 1.7m (5'7)

With a pair of cabinets, fitted working surface with space below for an appliance, tiled floor, door to under stair cupboard and with a door to;

### Rear Porch/Utility Room

1.75m (5'9) x 1.52m (5')

With leaded double glazed window from which a view is enjoyed over the rear garden, door to outside, quarry tiled floor and with recess with plumbing for washing machine, fitted working surface and double eye level cabinet.

### Bathroom

2.51m (8'3) x 1.52m (5')

With a white suite comprising bath, low level WC and pedestal wash basin. Exposed wall timbers, radiator, tiled floor, leaded double glazed window and wall mounted boiler which provides central heating and domestic hot water.





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## ON THE FIRST FLOOR:

### Landing

With a pair of doors to an eaves storage cupboard and with a step and door to bedroom one and door to;

### Separate WC

1.45m (4'9) x .79m (2'7)

With a low level WC, radiator and extractor unit.

### Bedroom 1

3.68m (12'1) x 3.66m (12')

With two exposed ceiling timbers, leaded double glazed window to the front with tiled sill, exposed stonework to one wall, radiator and areas of further exposed timber framing. Door to;

### Bedroom 2

3.66m (12') x 2.44m (8')

With exposed ceiling timbers, leaded double glazed window to the front, tiled sill, exposed timbers to two walls and a radiator.



## OUTSIDE:

To the front of the property, within a block wall with ironwork over, there is a hard landscaped garden area interspersed with plants and a pathway continues around the side of the residence to the rear of the property.

### Garden

To the rear of the property there is a hard landscaped patio seating area and a series of stepping stones passing through the gravelled rear garden which is bordered by a bed of established shrubs and plants. Towards the far end of the garden there is a summerhouse garden structure.



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## COUNCIL TAX BAND C

Payable to Herefordshire Council.

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

## Agents Note

It is understood that the property enjoys the benefit of a vehicular right of way over the adjacent property to the rear garden area.

## SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.


## VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

## DIRECTIONAL NOTE

From Hereford, proceed south over Greyfriars Bridge. At the roundabout, take the third exit onto Belmont Road. Continue along Belmont Road and at the roundabout continue over onto the A465 Abergavenny Road and after approximately 3/4 mile turn right onto the B4349 signposted Clehonger. In Clehonger, turn left to continue on the B4349 and continue into the village of Kingstone where Pear Tree Cottage will be identified on the right hand side by the agents for sale board.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## ID / Date

ID41450

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### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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### FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

