



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Chances Cottage, Wrigglebrook Lane, Kingsthorpe, Herefordshire HR2 8AW

Set about four miles south of Hereford in a popular village, a detached stone cottage in need of an extensive schedule of refitting. The garden extends to about a quarter of an acre.

£250,000 (Freehold)

Residential Sales

Chances Cottage, Wrigglebrook Lane, Kingsthorpe, Herefordshire HR2 8AW

LOCATION

The property is located in Wrigglebrook Lane, within Kingsthorpe, a popular village which is set about four miles south of the Cathedral City of Hereford. The village offers some amenities and with sister villages including Little Birch, Little Dewchurch, Much Birch and Wormelow, there are to hand everyday facilities. Hereford is within easy reach and offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

Chances Cottage is a detached 'local' stone cottage which has a slate roof and later additions added in-keeping with the original part. The property would now benefit from an extensive schedule of refitting and upgrading works, it offers scope for extension and has a comparatively good sized rear garden area. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

2.06m (6'9) x 1.37m (4'6)

Approached through a double glazed door and with double glazed windows. Door to:

The Principal Living Room

6.76m (22'2) x 2.97m (9'9)

With double glazed windows to the front, exposed ceiling beams, radiator, wall light points, stairway to first floor, fireplace, wall light points, door to potential utility room, door to inner hall and door to:



Second Sitting Room

3m (9'10) x 5.84m (19'2)

With a step between two levels and having double glazed windows to the front and rear, radiator and fireplace.

Rear Hall

2.41m (7'11) x 1.47m (4'10)

With a door to a rear lobby and with doors to a bathroom area and:

Kitchen Area

3.68m (12'1) x 2.36m (7'9)

With double glazed windows to the rear, sink unit, fitted cupboards and radiator.

Bathroom

2.31m (7'7) x 1.73m (5'8)

With suite comprising bath, wash basin and wc. Tiled walls and radiator.

Utility Area

3.18m (10'5) x 1.98m (6'6)

ON THE FIRST FLOOR:

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Landing Area

2.9m (9'6) x 2.21m (7'3)

With radiator, double glazed window to the front and door to an over-stairs cupboard.

Bedroom 1

3.18m (10'5) x 3.15m (10'4)

With a double glazed window to the front and radiator.

Bedroom 2

3.05m (10'0) x 3.23m (10'7)

With a double glazed window to the front and radiator.

OUTSIDE:

The property has a stone driveway which runs to a CAR SHELTER.

There is a shallow front garden area behind a local stone wall. To the right of the residence there is an overgrown garden area with mature trees. Across the rear there is a pathway and the garden rises up and away to the rear to a gently sloping lawned garden with terrace at a higher level. Within the gardens there are greenhouses, a pathway runs up through the rear garden and at the upper level there is a block out-building.

The site extends to about a quarter of an acre and slopes up away from the property at the rear.



COUNCIL TAX BAND D

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.

SERVICES

It is understood that mains electricity and water services are connected to the property. It is understood that drainage is to a private system. 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.

DIRECTIONAL NOTE

From Hereford proceed south on the A49 and from the outskirts of the City continue for about three miles and then take the left hand turning sign posted Little Birch/Kingsthorpe. Continue for half a mile and turn left, after a further 0.1 of a mile take the right hand turn and after about 0.1 of a mile Chances Cottage will be identified on the left 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. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

17th March 2026

ID42035

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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.

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.