



The Forge,
Kinsham, Presteigne, LD8 2HP

Offers in the region of
£600,000

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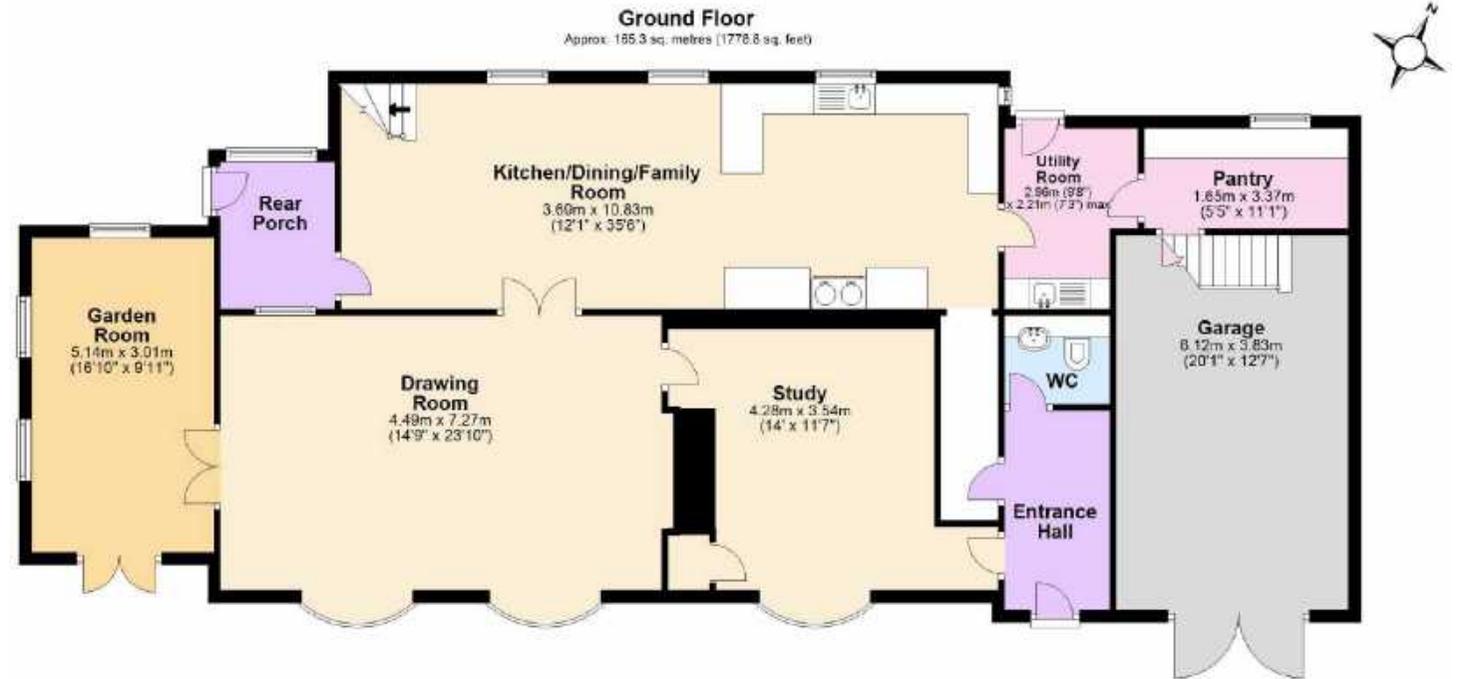
The Forge, Kinsham Presteigne LD8 2HP

A detached period property located on the edge of this small village with open views and garden and paddock amounting to approximately 2.25 acres. Three/quarter bedrooms, four large reception rooms, two bathrooms, ground floor WC, utility, pantry & garage. Potential for further development (STP). SOLD WITH NO ONWARD CHAIN.

- Detached property with views
- 3000 sq. ft. accommodation
- 2.25 acres garden & paddock
- 3/4 bedrooms; 2 bathrooms
- 4 Receptions; utility & pantry
- Garage & ample parking
- Large sheds with power & water

Directions

From Presteigne follow the B4362 road towards Leominster. At Coombe Corner turn left signposted to Kinsham. Follow this road through the village and the property is the last property on the left hand side.



Total area: approx. 282.2 sq. metres (3037.9 sq. feet)

Introduction

Sometimes describing a property to reflect what is on offer is difficult and agents try to use encouraging language to "sell" the property to you. On this occasion we do not have to as this property really does speak for itself and offers so much more than anything else currently available. The Forge, as the names suggests, has history with the original part of the property dating back a few hundred years and has original features including beams & stone fireplace. It has over the centuries been extended and modernised and now offers excellent living accommodation but has potential for yet more if required. It is set in an elevated position on the edge of the village over looking fields and meadows leading to The River Lugg. If that wasn't enough it also has a garden of approximately 1.4 acres and an adjoining small paddock of 0.85 acres. In addition to this the vendor has had an informal discussion with a planning consultant who believes that there is potential for a building plot located on the garden to the left of the property. We would encourage an early appointment to view to avoid disappointment.

Property description - ground floor

Enter the property through the front door and you are immediately in the spacious hallway where the modern cloakroom is situated. To the left is the door leading to the study which is a large room with built in bookcases, storage cupboard, a fireplace (a disconnected LP gas fire is still in situ) and a door leads to the Drawing Room. This is a stunning room and is the oldest part of the property, possibly having once been two rooms it has now been opened up to provide a large space in which to relax with two windows over looking the south view, a stone fireplace with large wood burning stove and exposed beamed ceiling. Double doors lead through to the garden room, so named as it has "French doors" leading out to the front terrace and dual aspect windows overlooking the garden. From the Drawing Room a double doors leads through to the Kitchen/dining/family room which runs along the rear of the property with views over the garden. This is the real hub of the property and has a well serviced kitchen area with plenty of cupboards and work surfaces and an oil fired "Sandyford" range cooker with boiler; a dining space and an area for a sofa. Through the door to the left is the rear porch and at the opposite end you go into a utility room with a door to the outside and beyond this is a large pantry with a range of base units with work surface over and window overlooking the rear. There is a door leading to the large oversized garage with power & light and double doors opening out to the front.

Property description - first floor

The stairs rise from the family room to the landing area where immediately on the left is the family bathroom. The landing continues down two steps to the bedrooms. On the left is the second bedroom which is a good size double with views to the front. Next is bedroom three which is also a good size and has the same views out over the meadows and The River Lugg. The main bedroom is very large and has built in wardrobes and chest of drawers, windows to the rear but also a window to the front with the views. Two steps up to a door which leads through to the large dressing room/bedroom four with a window to the side and eaves storage cupboards. There is a further large bathroom with a separate shower cubicle and bath. These rooms create a very useful suite arrangement to the main bedroom but could also be used as a nursery or occasional bedroom.

Garden & paddock

The property is situated in an elevated position, set back within its plot which not only allows for the stunning views but also provides for large frontage which is enclosed by a mature hedgerow. There are various shrubs, trees and flower beds dotted around but it is mostly laid to lawn. There is a large south facing terraced seating area which takes in the views and a great place to while away the hours. The rear garden stretches up behind the property and is a large lawn area and affords fantastic 360 degree views and backs on to farm land. On the left of the garden is a large garden shed and separate workshop both with power and light and an adjacent log store. This area would accommodate further development perhaps with the addition of an oak framed garage/carport/workshop. In all the garden amounts to 1.4 acres.

Adjacent to this is the paddock which measures 0.85 acres and is enclosed by a post and rail fence and natural hedgerow and has a gate which leads from the garden and a second entrance out on to the road in the top right corner. Ideal for a small pony or livestock.

Driveway and parking

The property benefits from two vehicular accesses. The first is a private block paved driveway which leads up the right hand side of the property and provides access to the garage. This then continues around the rear of the property and links up with the second access which enters from the left of the property and comes off a shared driveway over which this property has a right of way.

Services

Mains water & electricity.
Private drainage to septic tank.
Oil fired heating
Council Tax band F

Agents notes

The property is situated on the edge of Kinsham which is a linear style village and after informal discussions with a planning consultant it was felt that there was a realistic potential for a new dwelling to be built on the garden area to the left of the property. Planning has not been applied for and no discussions have been had with the planning authority. Depending on the offer made the vendor reserves the right to place an overage clause in the sale contract. For further information please contact the selling agent.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



