



KINLEY FARM

LETTON, HEREFORD HR3 6DP

£550,000
FREEHOLD

Kinley Farm is a four-bedroom detached cottage with 10 acres of land, paddocks and a private 3.5-acre meadow. Perfect for equestrian use, smallholding or premium holiday lets such as glamping and lodges. The property offers spacious accommodation and huge potential, though it does require some modernisation.



KINLEY FARM

- Rural location 12 miles West of Hereford City
- 4 bed, 3 bath, 4/5 receptions
- Stables & outbuildings
- 10 Acres of land divided into separate paddocks
- Must be viewed!
- Extended four bedroom detached cottage



Full Description

Kinley Farm is a fantastic four bedroom extended detached cottage situated in a rural location 12 miles west of Hereford City. The property benefits from 10 acres of land divided into separate paddocks with a fantastic 3.5 acre peaceful and secluded meadow. Offering many uses as a smallholding or for equestrian purposes, there is also potential for premium holiday accommodation such as glamping, shepherd's huts, or lodges. The property does require a degree of modernisation but boasts a wealth of space, having been extended to the ground floor and offering flexible accommodation throughout with four reception rooms, a conservatory, kitchen/breakfast room, utility room and downstairs bathroom. To the first floor are 4 bedrooms, 2 shower rooms and ample storage space.

Ground floor

With entrance door into

Entrance porch

With tiled floor, light, power, single glazed windows and double glazed door into

Entrance hallway

With fitted carpet, radiator, ceiling light point, central heating thermostat, carpeted stairs leading up with useful under stair cupboard and doors to

Dining room

With tiled floor, coving, dado rail, radiator, ceiling light point and dual aspect double glazed windows to the front and side aspects.

Downstairs bathroom

A modern three piece white suite with large corner bath, low flush w/c pedestal wash hand basin, double glazed window with fitted blind, automatic recess spotlights, fully tiled surround and floor and large built in storage cupboard.

Kitchen/breakfast room

Fitted with matching wall and base cupboards, ample work surface space, stainless steel sink and drainer, space for range cooker, under counter space for dishwasher, larger fridge, ample space for dining with extra wall and base cupboards, double glazed french doors, double glazed window with fitted blind, tiled floor, two ceiling light points and doors to

Living room

A beautiful light and airy living space with fitted carpet, ceiling light point, feature woodburning stove, double glazed windows with fitted blinds, radiator and french doors leading out to the rear patio area and door into the

Conservatory

With tiled floor, radiator, double glazed windows with fitted blinds and french doors out onto the rear patio area.

Inner hallway

With tiled floor, loft hatch, ceiling light point, power points, fitted wall and base units with ample work surface space and doors to

Dairy

With fitted work surfaces and wall cupboards with space under for washing machine and tumble dryer, floor mounted oil central heating boiler, radiator, tiled floor & double glazed window with fitted blind.

Family room

With tiled floor, radiator, dual aspect double glazed windows with fitted blinds, ceiling light point, tv points and door out to the rear garden.

Utility room

With fitted wall and base units, ample work surface space, under counter space for washing machine and tumble dryer, two double glazed windows with fitted blinds and double glazed door, radiator, ceiling light point and door into a large boot room with storage for coats and shoes.

First floor landing

With fitted carpet, ceiling light point, large storage cupboard into the eaves, loft hatch and doors to

Bedroom 1

A good sized bedroom with an array of fitted cupboards including wardrobes, bed side tables chests of drawers and dressing table, two wall lights, two ceiling light points, double glazed window with fitted blind, radiator and door into En-suite shower room With fitted shower cubicle, mains fitted shower head over, low flush w/c, pedestal wash hand basin, part tiled surround, fitted carpet, recess spotlights and heated towel rail.

Bedroom 2

With fitted carpet, radiator, ceiling light point, double glazed window with fitted blind and an array of fitted wardrobes, cupboards and chests of drawers.

Bedroom 3

With exposed floorboards, radiator, ceiling light point, double glazed window and storage into the eaves.

Bedroom 4

With exposed wooden floorboards, double glazed window, radiator, ceiling light point and storage into the eaves.

Shower room

With fitted shower cubicle with electric shower over and tiled surround, low flush w/c, pedestal wash hand basin, part tiled surround and airing cupboard housing the hot water cylinder and fitted shelving.

Outside

To the rear a private garden with fantastic paved patio area leading off the 3 sets of French doors opening out onto a beautiful lawn with an array of ornamental trees and plants, enclosed by hedging. The property is being sold to include a total of 10 acres split into 8/9 paddocks with a variety of sizes. To the rear of the land, there is a 3.5 acre peaceful & secluded

meadow with an abundance of mature oak trees. The perimeter has 7ft deer fencing around with 4 ft stock fencing separating the paddocks with gates providing access to and from. There are also two stables and a tack room.

Directions

Proceed West out of Hereford along Whitecross Road, at the roundabout proceed straight over taking the second exit onto Kings Acre Road, proceeding onto the A438 Brecon Road. Continue along this round for approximately 10 miles heading into Letton, proceed through and take the right hand turning signposted for Yew Tree Farm on to Kinley Lane and the property is situated on the left at the end of the no through road.

Agents note

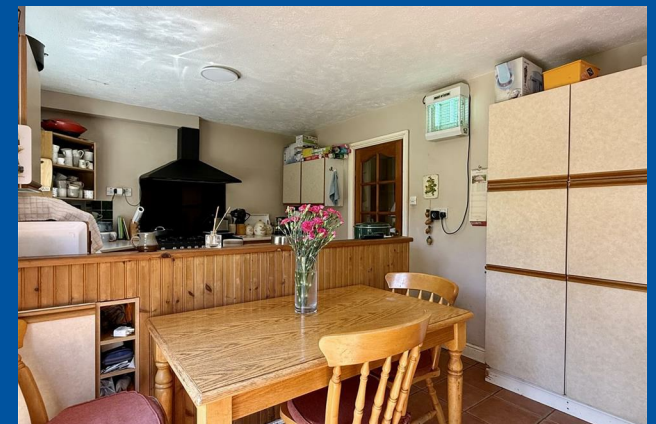
1. The property suffered from some water ingress in 2020. Any potential buyer to carry out their own research and due diligence before proceeding with a purchase.

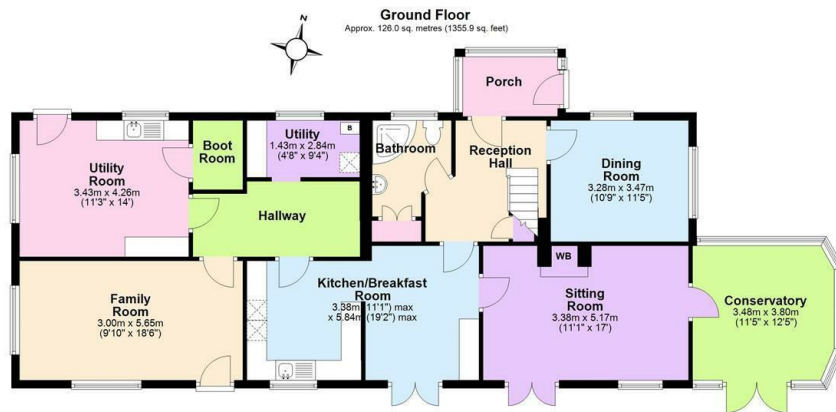
2. The property registered as a small holding - CPH 17/224/0005.

Services

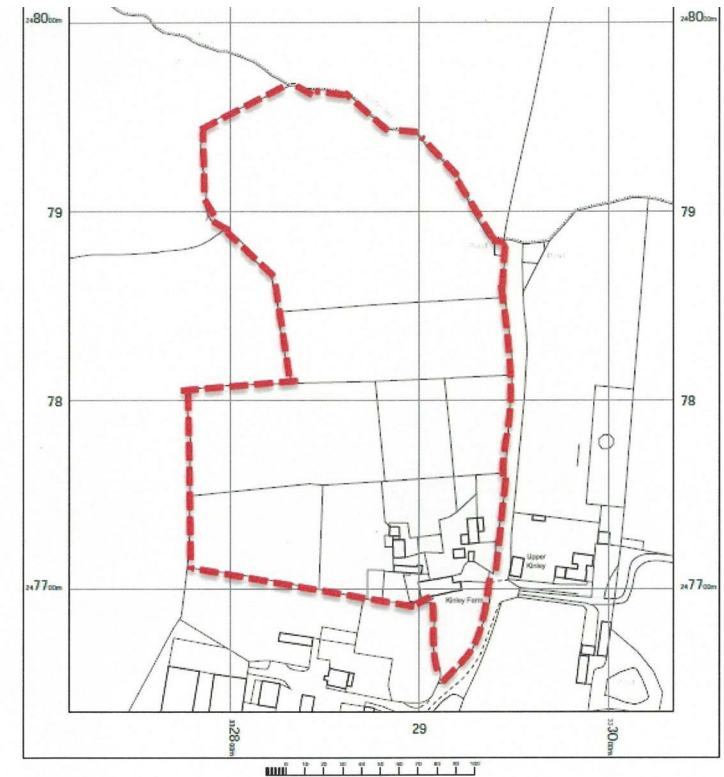
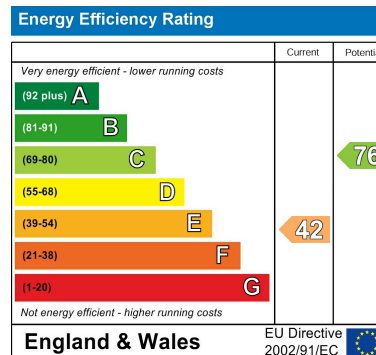
Mains water and electricity are connected. Private drainage system. Oil-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band D - £2410.99 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering Regulations-Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 193.1 sq. metres (2078.5 sq. feet)
Kinley Farm, Letton, Hereford



EPC Rating: E Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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