



THE KNEAVES FARM
Stanner Kington HR5 3NL



**The Kneaves Farm
Stanner
Kington
Herefordshire
HR5 3NL**



In an elevated position with far reaching views, a versatile and spacious house with excellent outside space, including stables, small barn, shepherds hut and gardens and land extending to just under 6 acres.

Guide Price £820,000

Situation and Description

Occupying a stunning elevated location, Kneaves Farm is approached by its own long private driveway and lies only minutes from the thriving market town of Kington. The town offers a good array of shops and facilities, including a supermarket, cafes, primary and secondary schools, a private leisure club and a popular golf course, which is the highest in England and has spectacular views across several counties. The surrounding area is also extremely popular with walkers, with the historic Offas Dyke path not far away. More extensive facilities can then be found at the Cathedral city of Hereford (20 miles), Leominster (13 miles) and the ever-popular town of Hay on Wye (12 miles), with its annual literary festival.

This versatile house is surrounded by its own land which extends to almost six acres and includes two large paddocks and lovely mature gardens with a variety of specimen trees and shrubs. The house is designed to make the most of the views with the main living accommodation on the first floor, with large balconies and windows enjoying a stunning outlook along and across the valley, to the south and west. Well-appointed throughout, there are four good bedrooms, two with en suite facilities, a large open plan living room with Karndean flooring and a well fitted kitchen. In addition, the house benefits from a ground source heat pump and double glazing throughout, and a former double garage has been converted into a gym. A large sun terrace at the rear has a purpose-built barbecue and pizza oven and links into a former barn which is ideal as a games room and includes a bar at one end.

A short distance away there are two useful stables and a tack room, and a gate leads directly onto a footpath, which provides access to a huge area of open land ideal for outriding.

On arrival, a porch and front door lead into a reception hall on the ground floor which in turn gives access to an impressive master suite which includes a dressing area with a range of fitted wardrobes, fantastic views, direct access to a sun terrace and a huge en-suite bathroom with corner bath, twin sinks and a shower. A

second ground floor bedroom is supported by a wet room and a practical utility has access to a former garage which is now utilised as a gym.

From the hall a half turn staircase leads up to the main living room which is a fantastic space to sit and relax. With a dual aspect and spectacular views, patio doors on one side lead onto a balcony with awning, and a stone fireplace with fitted wood burner offers a focus for colder evenings. An adjoining dining room provides space for entertaining and has direct access onto a large 40-foot balcony. The kitchen is well equipped and includes granite working surfaces, a central workstation, plenty of cupboard space, and a range of appliances including, microwave, Falcon range style cooker and built in dishwasher. Double doors then lead through to a conservatory and on to a large sun terrace.

An inner hall then provides access to a cloakroom and to a study or fourth bedroom with access to the balcony and to a guest suite with vaulted ceiling, exposed timbers, stone walling, windows on three sides, and door to en-suite shower room.

Outside

From the main road a long private driveway leads up to the house, passing two fields which are well enclosed and ideal for equestrian use. There is useful field shelter and close to the house lies a stable block on a concrete base with two loose boxes (9'5 x 9') and a tack room (10'x 7'), as well as a feed store (15' x 7'9). There is ample turning and parking space and a workshop/garage (17' x 8'4).

The gardens form a particular feature of Kneaves Farm and again enjoy fantastic views over the landscape. There are lawned areas interspersed with specimen trees and shrubs, as well as herbaceous borders and a vegetable and soft fruit section. To the rear of the house a shepherd's hut (14'4 x 6'4) offers additional space, and a large terrace has a brick-built barbecue and barn (28'3 x 12'9) or 'man cave', offering covered space for friends and family to gather, with a bar at one end and a wood burner. There is then a covered storage area and a useful greenhouse.



Ground floor master bedroom with en suite and further bedroom





Ground floor wet room & garden room—First floor well equipped kitchen leading through to conservatory





First floor main living room with adjoining dining room





First floor guest suite with en suite & study



Directions

[///sleeps.sunflower.remedy](http://sleeps.sunflower.remedy)

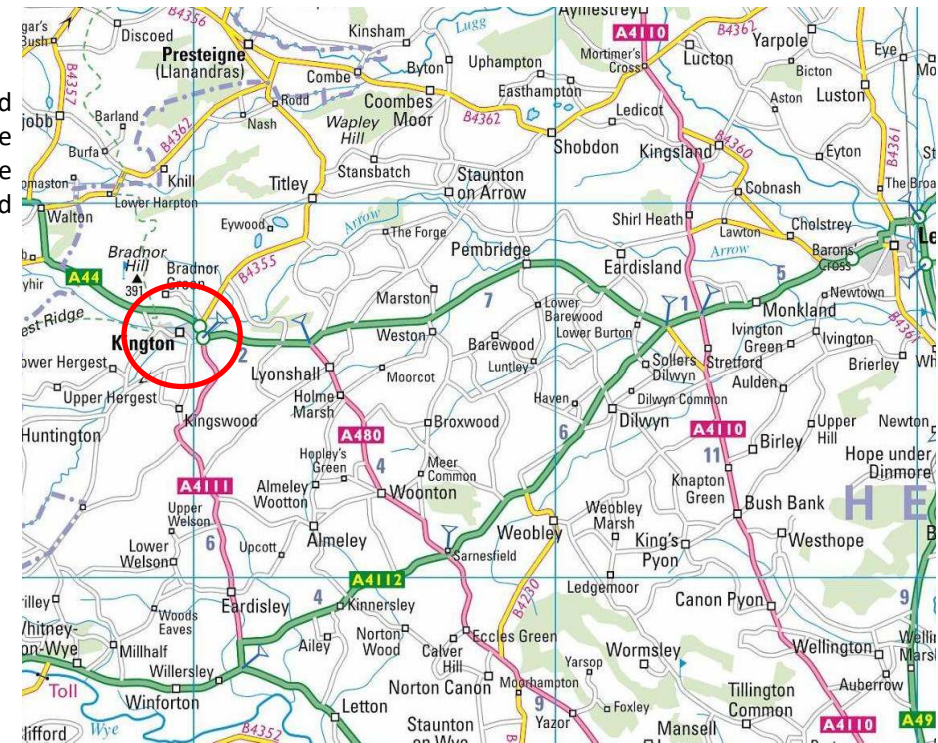
At Kington take the A44 bypass around the town towards Rhayader and continue for approximately $\frac{3}{4}$ of a mile and the entrance to Kneaves Farm will be found on the right-hand side.

Services and Considerations

Mains electricity, mains water, private drainage ground source heat pump.
 Tenure: Freehold
 Council Tax: G
 EPC Rating D 62/88
 Mobile Phone Coverage Tesco / Broadband Sky

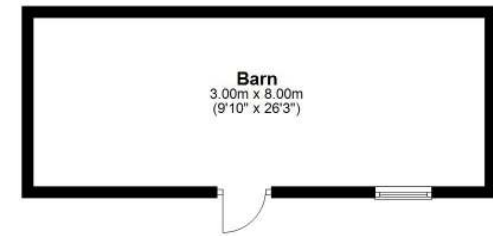
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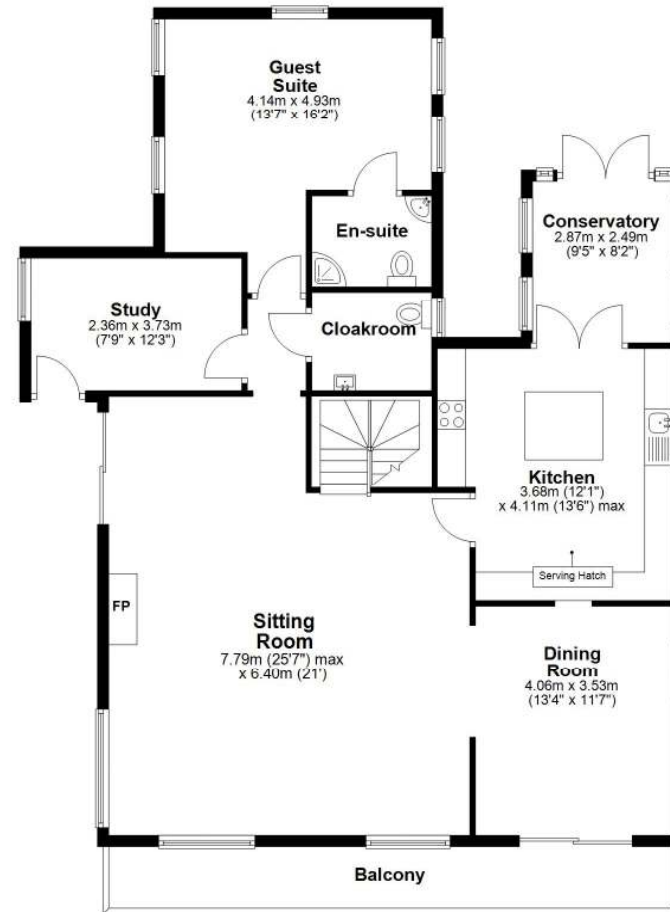








Kneaves Farm - Ground Floor
Approx. 117.5 sq. metres (1265.2 sq. feet)



Total area: approx. 262.8 sq. metres (2829.2 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUP.

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