



Orchard House, Floodgates
Kington, HR5 3NQ

Price
£575,000

COBB
AMOS

SALES | LETTINGS | AUCTIONS | NEW HOMES

Orchard House, Floodgates

Kington

Situated on the outskirts of the market town of Kington is this impressive, beautifully presented, four double bedroom, four en-suite, detached family home. The property has been lovingly and sensitively restored and updated by the current vendors and enjoys approximately 2 acres of grounds, outbuildings and benefits from gas heating and driveway parking. The property is being offered for sale with NO ONWARD CHAIN.

- Detached period property
- Four double bedrooms
- 3 reception rooms
- Original period features
- Off road parking. land
- NO ONWARD CHAIN

Directions

From Leominster take the A44 towards Kington, upon entering Kington at the first roundabout take the third exit and at the next roundabout take the 2nd exit. follow the road for a short distance, the property is located on the right hand side as indicated by the FOR SALE board.



Introduction

Orchard house sits within approximately two acre plot on the outskirts of the popular market town of Kington. The well presented accommodation comprises; entrance hall, sitting room, reception room, kitchen, dining room, utility room, four double bedrooms, four en-suites and a cloak room. The property also benefits from a summer house, gas heating, outbuildings and two enclosed paddocks with separate vehicular access.

Property description

The front door with storm porch above opens into the entrance hall where you are greeted by high ceilings and character features like original panelling, picture rails and sash windows which flow throughout the family home. The hallway provides access to the primary rooms, has the staircase to the first floor and a useful under stairs storage cupboard for coats and shoes. The sitting room has a bay window to the front and a feature fireplace inset with a woodburning stove. The second reception room is brimming with original features including a bay window to the front, feature fireplace, ceiling rose, picture rail and carved wooden cupboards. The kitchen has underfloor heating tiled flooring and benefits from ample wall and base units with an eye level oven and separate hob, butler sink with a window above, integrated dishwasher and a feature brick fireplace. An opening leads to the dining room which has underfloor heating exposed stone and brick wall, space for a long table and chairs. There is dual aspect windows to the rear and side, a door opening to the rear and access to the utility room. The utility room has ample space for coats and shoes, storage cupboard and has a utility area with space and plumbing for a washing machine, tumble dryer and a door to the cloakroom with wc and sink. From the utility room French doors opens to the rear patio.

The entrance hall has stairs leading to the first floor landing which has a Velux window over the staircase. Bedroom one and two are both generous doubles each having windows to the front, en-suite bathrooms with white suites to include a wc, basin and bath. Bedroom two has a feature fireplace. Bedroom three is a double with a window to the side, feature fireplace and ensuite shower room with a wc, basin and shower cubicle. Bedroom four is a double with built in wardrobes, velux window and an en-suite bathroom with wc, basin, bath and feature fireplace.

From the rear patio is the garden room which has light and power, French doors and could be utilised as a home office, study or craft room.

Garden and grounds

The front garden is enclosed by trees creating a private feel. The garden is mainly laid to lawn with interspersed trees and shrubs. To the rear is a patio which creates a fantastic place to sit in the warmer months and enjoy dining and entertaining. There is a seating area to the side. A gate leads to an elevated area which is laid to lawn and has raised beds with flowers and shrubs. At the top of the garden a wide path (suitable for a vehicle) leads to the paddocks and outbuildings. The paddocks are split in two and have stock proof fencing.

Outbuildings

There are three outbuildings to the paddocks:

1: 12.18m x 5.62m with light, power and water attached.

2: 3.76 x 3.63 with water attached.

3: 2.34 x 4.08 with water attached.

In addition there are two timber sheds each with light and power.

Services

Mains gas, electricity and water are connected to the property. Private drainage.

Herefordshire Council Tax Band F

The property has underfloor heating through the utility room, dining room, kitchen and wc.

Location

Orchard House is located on the fringes of the town of Kington. The area offers excellent amenities which include supermarket, Library, Doctors surgery, Hotel and Spa, Primary and Secondary Schools. Kington is an historic market town situated on the English/Welsh border with the Offas Dyke footpath providing superb walking.

Do you have a property to sell or rent?

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed*

* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8



Awaiting Energy Performance Certificate



