



White Hart, Gladestry, Kington, HR5 3NR





**White Hart
Gladestry
Kington
Hereford
HR5 3NR**

Summary of features:-

- A Grade II listed detached house
- Former Public House
- Beautifully presented and characterful accommodation
- Found in a popular village close to Hay-on-Wye
- Paddock (approx 1.88 acres)

**Kington 6 miles
Hay-on-Wye 10 miles
Hereford 26½ miles**

Description

The White Hart is a former public house which has been converted to provide beautifully presented and extensive four-bedroom accommodation with a garden, parking, outbuildings and a paddock.

The property is bursting with character and an abundance of original period features and found in a quiet location.

Situation

Gladestry is a delightful borders village found just 6 miles from Kington and 10 miles from Hay-on-Wye.

Facilities in the village include a popular public house, primary school and a church with a more extensive range of services found in Kington and Hay-on-Wye. Hay-on-Wye is a popular market town located within the Brecon Beacons National Park and known world-wide as the "town of books".

The town offers a selection of independent shops, public houses, cafes and restaurants and is famous for its literary festival held annually in May.

The towns' location within the Brecon Beacons and close to the Black Mountains provides opportunities for a wide range of recreational activities.

The nearest rail links can be found in the cathedral city of Hereford.

The Accommodation

The property is entered through the front door into the entrance hall boasting beautiful, exposed beams and a flagstone floor. There is also a free-standing radiator and a wood-burning stove.

Immediately to the left is the sitting room with exposed beams, an original range fireplace and a small annexe, currently used as a playroom but could also make a useful office space.

To the right of the hallway is a utility room which houses the hot water cylinder and system and a separate w.c.

The heart of this house is the kitchen which is well-equipped with a range of fitted base units, a ceramic drainer sink, an oil-fired AGA, electric hob and oven. It is of exceptional proportion with exposed beams and three windows which allow light to flood the room making it a bright and airy space.

A door in the entrance hall leads to a staircase leading down to the cellar which has with plumbing for a washing machine and space for a tumble dryer. There is also a useful storage area with a radiator.

A staircase in the hall leads to the first-floor landing giving access to the first two bedrooms and a bathroom with a further door leading outside onto the upper terrace which also has vehicular access.



The main bedroom is of superb proportion with a fitted wardrobe and windows running the length of one wall creating a light and inviting space.

There is also a walk-in wardrobe with a window, and it is noted that plumbing is already provided offering the potential for en-suite facilities.

The second bedroom is equally generous light and airy with windows to two aspects and a feature fireplace.

The bathroom on this floor has a panel bath with shower over, close-coupled w.c. and a wash-hand basin.

A further staircase leads to the second-floor landing area and the remaining two bedrooms both of which are double in proportion.

This is a simply delightful house bursting with character and charm.



Outside

The property is approached via the village road into a driveway with two parking areas.

To the front of the house is the former forge which is partitioned into two areas 3.87m x 5.38m and 3.85m x 3.31m, one of which was a stable with a cobbled floor and the other was the original forge with some of the original forge workings remaining. Both rooms have windows to

the rear, power sockets and light.

Immediately in front of the house there is a parking area and a path leading to the front door.

The lower garden area is mainly laid to lawn, interspersed fruit trees and a central border with the attractive feature of bordering the Gladestry Brook.

Fronting on to the garden there is a cart shed which is of timber construction and

offers garden storage.

A private pathway leads along the river to a gate which opens up to a paddock with small woodland extending to approximately 1.80 acres with the Gladestry Brook running through part of it.

Overall, this property is haven of peace and tranquillity with an abundance of wildlife.



Services

We are advised that the property is connected to mains water, mains electricity, private drainage and oil-fired central heating. Please note the services or service installations have not been tested.

Council Tax Band

Powys County Council Band "E".

Tenure

Freehold with vacant possession upon completion.

Directions

From Hay-on-Wye take the B4351 in a north-westerly direction crossing the river Wye and continue to Clyro.

In Clyro turn right and take the 2nd turning left and immediately right signposted to Newchurch.

Continue on this road, continuing up the hill and down the other side and upon reaching the T-junction with the triangle on the right, turn right signposted to Newchurch.

Continue to Newchurch itself and proceed through the village and continue to Gladestry. Upon entering Gladestry turn left up the small green triangle and the driveway will be found immediately on the left-hand side in front of the church wall.

What3words: //reissued.cruch.super

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

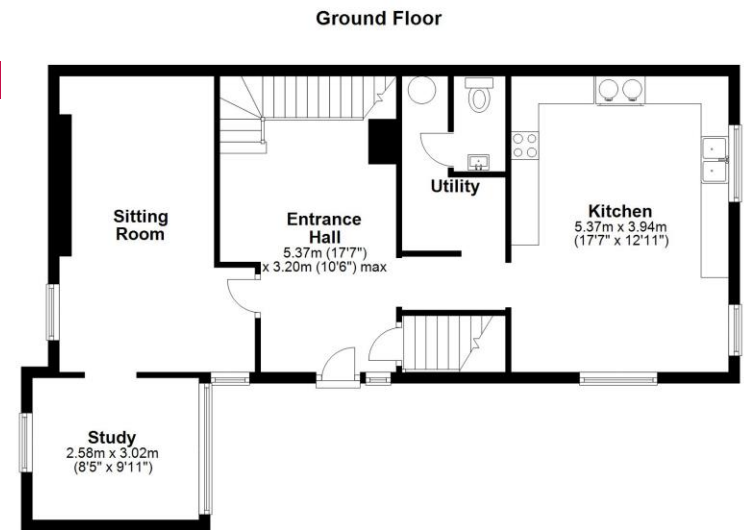
Contact tel: 01497 822522

Office opening hours:

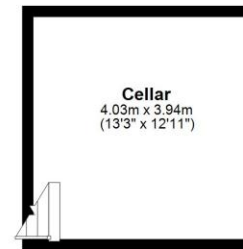
Mon-Fri 9.00-17.00 Sat 9.00-12.00

Out of hours contact:

Harry Aldrich-Blake 07717 410757



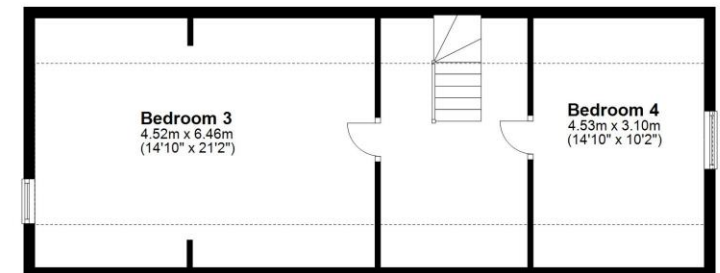
Basement



First Floor



Second Floor



Total area: approx. 217.4 sq. metres (2340.3 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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