



Grove Cottage, Gladestry, Kington, Herefordshire, HR5 3NS





**Grove Cottage  
Gladestry  
Kington  
Herefordshire  
HR5 3NS**

Summary of features:-

- A contemporary architect design house and studio
- Light and airy flexible accommodation with under-floor air-source heating
- Set in approximately 4.46 acres of gardens and paddocks
- Found in a beautiful and tranquil location

**Kington 6 miles  
Presteigne 10  
Hay-on-Wye 10 miles  
Hereford 26 miles**

### **The Accommodation**

Grove Cottage is a stunning architect designed property of immense character.

The property is set in approximately 4.46 acres and is surrounded by the beautiful Radnorshire countryside.

### **Location**

The property is found close to the Borders village of Gladestry and approximately 6½ miles to the west of the popular market town of Kington.

Gladestry offers a public house, church and village primary school with the majority of services and facilities being found in Kington including a supermarket, secondary school as well as primary school, public houses, hotels, boutique shops and a medical centre.

The property is found 10 miles to the north of Hay-on-Wye with its extensive range of independent shops, galleries and bookshops. The town is world renowned for the annual literary festival held in May.

Presteigne is also 10 miles away with independent shops, galleries, it's own music festival and sits in the beautiful Lugg Valley.

### **Accommodation**

Overall, this is a superb and modern home with the addition of air-source, under-floor central heating and a non-sprinkler fire suppression system.

On entering the property, one is certainly struck by how much use has been made of the windows to create the stunning, light and airy open-plan kitchen / living and dining space with views over the Radnor Hills.

There is a veranda to the front with a set of double doors, a woodburning stove and a kitchen area with fitted shelving and storage, electric hob and space for free-standing appliances.

A doorway leads through to an inner hallway with a utility area and a door to the outside.

There are two double bedrooms and a shower room with walk-in shower, close-coupled w.c and a wash-hand basin. From the sitting room there is a connecting door with a short walkway through to the studio which is again a light and open space with a woodburner. The studio features veranda doors, a partitioned kitchen with free-standing base units, an electric oven, sink and space for free-standing appliances.

The main area has large skylights and double doors taking full advantage of the available light.

There is also a downstairs shower room with close-coupled w.c and a shower and a staircase leading to a first-floor mezzanine area overlooking the main room.



## Outside

The property is approached via a country lane into a generous parking and turning area with a garden area to the front and side which has many newly planted trees.

Adjacent to the house there is an old stable building which is currently used as an artist studio (5.97m x 3.44m) and utility room (2.92m x 2.37m). The building is mainly of timber construction with power and lighting, a close-coupled w.c, sink and plumbing for a washing machine.

Adjacent to the parking area is a block of three stables of timber frame construction with concrete floors, power and lighting. Each stable measures 3.5m x 2.92m.

There is also a further shed (2.86m x 2.92m) which is of timber construction with a corrugated roof, power and lighting, which houses the water filtration system.

The land itself is well fenced and has been planted with a wide variety of native trees including oak, hazels, apple, damson, cherry, birch and winter cherry. The orchard has been very well established.

## Tenure

Freehold with vacant possession upon completion.

## Council Tax Band

Powys County Council "D".

## Services

We are advised that the property is connected to mains electricity, private water and drainage and air source central heating.

Please note the services or service installations have not been tested.

## 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 2<sup>nd</sup> 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 keeping right, continue up the road for 0.8 miles, on reaching The Foyce, continue for a further 400m where the driveway will be found on the right-hand side.

What3words //stems.spouse.bless

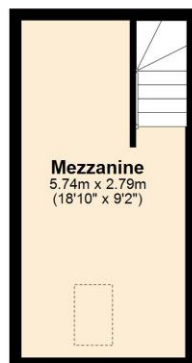




**Ground Floor**  
Approx. 111.2 sq. metres (1197.2 sq. feet)



**First Floor**  
Approx. 16.0 sq. metres (172.6 sq. feet)



Total area: approx. 127.3 sq. metres (1369.8 sq. feet)

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

**Viewing by appointment through Sunderlands**

**Hay-on-Wye Branch**

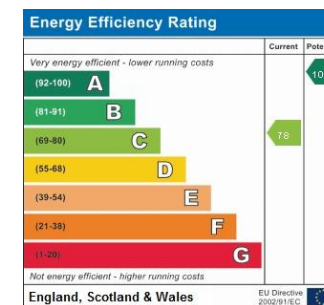
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