



The Old Smithy, 1 Headbrook, Kington, Hfds, HR5 3DY



**The Old Smithy
1 Headbrook
Kington
Herefordshire
HR5 3DY**

Summary of features:-

- A characterful detached 3 bed house
- Found on the edge of a popular borders market town
- Convenient for town amenities
- Set in generous gardens
- Large driveway and garage

**Kington 0.4 miles
Leominster 13.5 miles
Hereford 20 miles**

Description

A characterful detached house found in the popular Borders market town of Kington. The house is set in a generous plot close to town amenities and has a large driveway and garage.

Situation

The property is situated in the market town of Kington and within a short drive of the larger town of Hereford.

Kington is a popular market town which lies along the Welsh Marches Border area and provides all the main facilities and services one would expect including a range of shops, a supermarket, medical practice and both a primary school and Academy High School.

The Welsh Border town of Hay-on-Wye, world famous for its second-hand book shops and hosting the Hay Literary Festival, is also only a short drive away. The main line train services are available at Leominster and Hereford.

The Accommodation

Entering through the original front door via the enclosed porch and into the hallway with a cloakroom/W.C. and fireplace.

The sitting room is an excellent size with exposed beams, a feature fireplace, windows to two aspects and French windows out into the garden.

Leading through to the dining room with windows to the front and side, a fireplace and a door into the kitchen.

The kitchen has fitted units a gas cooker and a drainer sink plus two windows. From the kitchen there is a hallway with a cupboard and utility/shower room.

The utility has a worktop, cupboards, washing machine and a shower cubicle. From the main hallway, stairs lead up to the first floor giving access to all the bedrooms.

The main bedroom is an excellent size, having previously been two rooms and still has a second doorway, so could potentially form a fourth bedroom.

The other two bedrooms are of a good size, with the bedroom next to the bathroom having fitted cupboards and dressing furniture.

The bathroom has a bath with a shower over, a W.C., a wash basin and a cupboard.

Outside

There is a generous gravelled driveway with a gated entrance.

The garage measures 5.24m x 4.58m and is of concrete block and render construction with an electric roller door, there is a side pedestrian entrance and it has power and light. Next to the garage is a small timber shed.

The garden is mainly to the side and rear with a level lawn, trees and shrubs, patio area plus a summer house (2.39m x 2.55m). Overall, a delightful house found in this popular border market town.

Services

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

Council Tax Band

Herefordshire County Council "F".

Tenure

Freehold with vacant possession upon completion.

Directions

From the centre of Kingston head along Bridge Street in a southeasterly direction and proceed over the river bridge and bear left onto Headbrook where the driveway will be found immediately on the left-hand side as denoted by the agents for sale board.

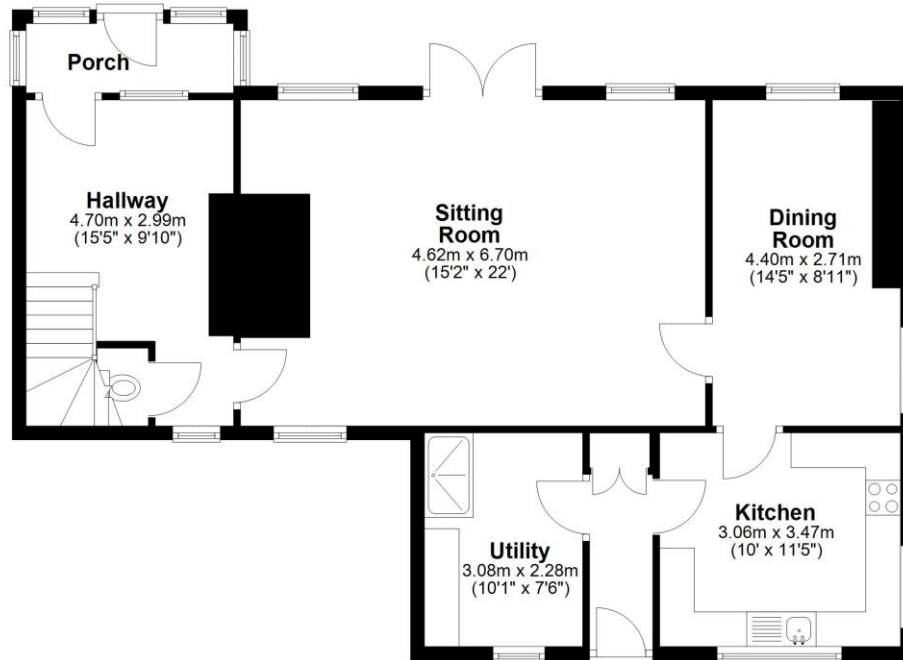
What3Words: [///cosmic.fetch.liner](https://www.what3words.com/#!/cosmic.fetch.liner)

Anti-Money Laundering Regulations

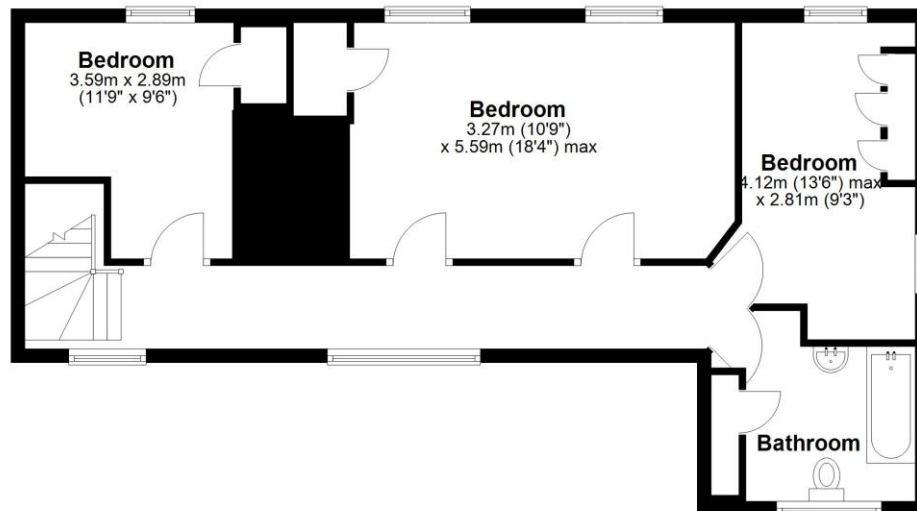
The successful purchaser will be required to provide sufficient identification to verify their identities in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Ground Floor



First Floor



Total area: approx. 149.7 sq. metres (1611.1 sq. feet)

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

Viewing by appointment through Sunderlands

All viewings must be arranged through to sole selling agents Sunderlands

Hay-on-Wye Branch

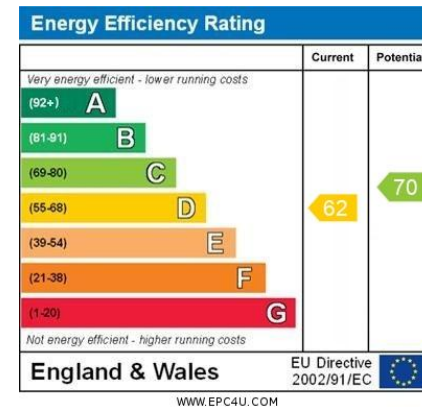
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake
07717 410757

www.sunderlands.co.uk



rightmove
find your happy

Zoopla.co.uk
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.