



HUNTINGTON COURT

Huntington, Kington, HR5 3PZ





**Huntington Court
Huntington
Kington
Herefordshire
HR5 3PZ**



A very handsome and substantial country house set in just under 20 acres of gardens and grounds, together with a number of useful outbuildings including a delightful one-bedroom holiday cottage.

Guide Price £1,300,000

Situation and Description

The historic village of Huntington lies close to the Wesh border in north-west Herefordshire and is set well away from main roads and surrounded by farmland. Centred around the remains of a historic castle and the village church, there are a cluster of individual farms, cottages and houses that make up this attractive village. The busy market town of Kington lies just 4 miles away and offers an excellent range of facilities and services, with a supermarket, medical centre, shops, cafes, schools and much more. Hereford lies some 21 miles away and has a main line train station and the ever popular and now world-famous market town of Hay on Wye is just 10 miles away and easily accessible.

Huntington Court is a substantial and handsome stone house which faces almost due south. Set within its own attractive gardens and grounds, it provides extensive living space along with a range of very useful outbuildings all set with approximately 20 acres of gardens, paddocks and woodland. Much loved by the present owners, it has been upgraded and improved in recent years and includes the installation of solar panels and a wood chip boiler which was part of a renewable heat incentive. They have also created a delightful and very popular one-bedroom holiday cottage which provides a useful income or would be ideal for extended family. The property still offers plenty of potential for further changes, if required, and is a lovely unspoilt family house with plenty of outside space to explore which offers a lifechanging opportunity.

On arrival a glazed veranda runs the full width of the house and enjoys fine views over the gardens and land to countryside beyond. A glazed front door then leads into a large reception hall full of character with oak boarded floor, ceiling cornicing, deep skirtings and fielded panel doors. The main drawing room is an impressive space and includes an Adam style fireplace with fitted multi-fuel fire, shuttered windows to the front and glazed doors through to a garden room/ greenhouse. On the other side of the hall a sitting room also has shuttered windows to the front, wooden flooring a fireplace with multifuel fire and large double doors leading through to the study which is also accessed from the hall.

Inner and rear halls then provide access to a useful cellar with original wine store, and to the kitchen breakfast room. With plenty of practical worktops and cupboard space, the kitchen is well designed and includes a twin bowl sink and a 'La Cornue' cooker. A glazed door then leads to an adjoining scullery with cloakroom and separate and very useful walk-in pantry with slabbed floor, cold shelf and wall shelving. A large dining room then offers a fantastic space for entertaining and has sash windows overlooking the walled gardens, and a fireplace at one end for those colder

evenings. Double doors from the rear hall then lead out to a partly covered courtyard and provide access to a utility/laundry room, WC and garage space.

From the main reception hall an elegant staircase rises initially to a half landing with decorative arch. The staircase then continues up to the first floor. The master bedroom enjoys a stunning outlook with far-reaching views to the front and offers plenty of space with an adjoining large en-suite bathroom which includes twin sinks, both a bath and shower, a heated towel rail and limestone floor. There are two further double bedrooms at the front of the house, one with access to a large linen cupboard and both are supported by a family bathroom.

From the half landing steps lead up to a very spacious fourth bedroom which enjoys lovely views over the gardens to the woodland and also includes a wash hand basin. There are then two further bedrooms in the rear wing of the house which are beautifully decorated and ideal as guest suites, both having access to an adjoining shower room.

Outside

Huntington Court is very much tucked away from the hustle and bustle of modern life and is approached from a small lane by a private driveway which also allows access to one other property. The drive then sweeps up to the side and front of the house, where there are extensive parking and turning spaces and then continues around to the rear where there is an excellent range of useful garages and outbuildings. These include wood stores, a workshop, a small barn, excellent greenhouse and much more.

A short distance from the rear of the house is a delightful one-bedroom cottage with its own private garden and sun terrace. It offers open-planned ground-floor living space with a well-designed fitted kitchen and on the first floor a double bedroom and shower room. Ideal as a holiday let, it could also provide space for extended family.

The gardens and grounds are then extensive and extend to just under 20 acres. Around the house there are large formal lawns, with an impressive sun terrace which was added by the owners. There is a walled former kitchen garden and plenty of space for vegetables and soft fruit, as well as plenty of practical space. Around the house are a number of floral borders as well as shrubs and trees and to the front a Ha Ha borders a large field which would be ideal for equestrian use. The majority of the land is then made up of mixed woodland which provides a haven for all sorts of wildlife as well as providing space for dog walking, making dens or just providing logs. There are private pathways through the wood and some fine views towards the Black Mountains.



Reception hall / sitting room / drawing room / dining room







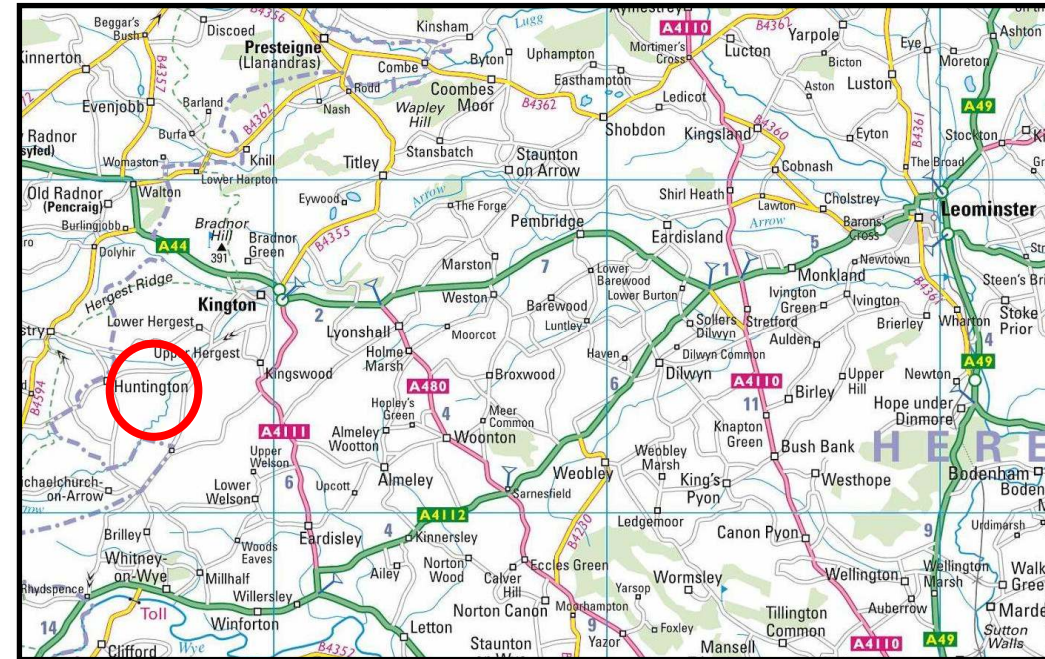
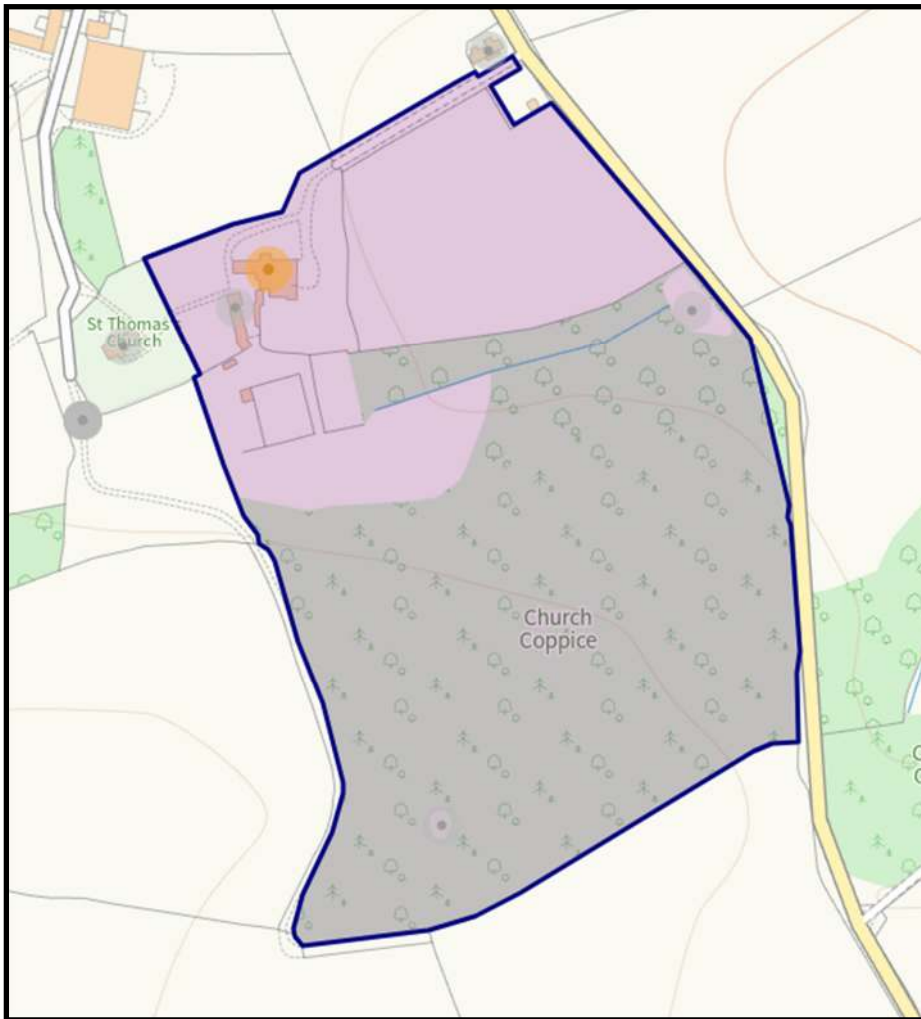
Very spacious landing leading onto three of the six bedrooms





Two of the six bedrooms with supporting bathrooms



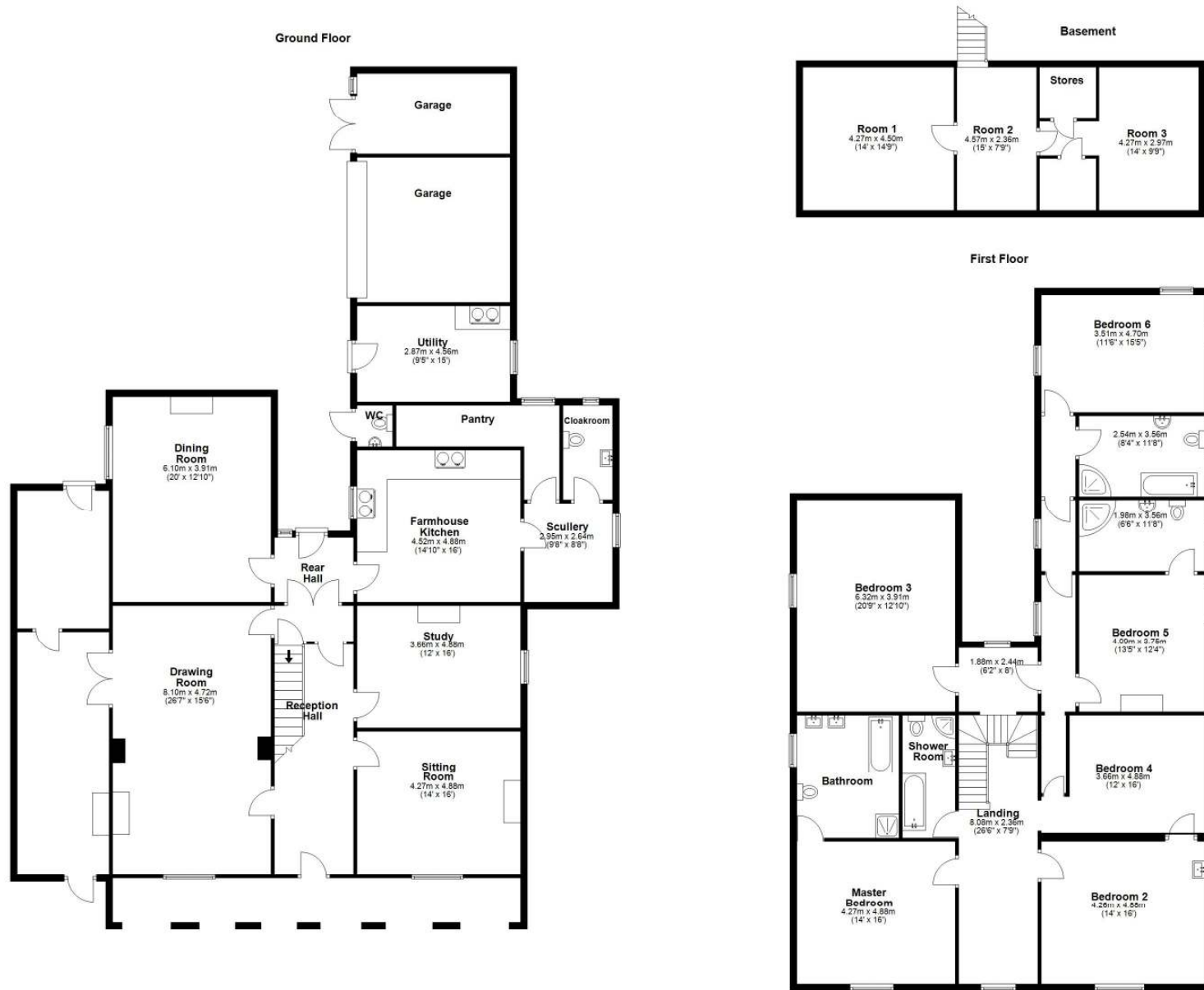


Directions
 What three words ///roadblock.manifests.connects
 From Hereford take the A438 towards Brecon and continue for approximately 12 miles to Willersley. Turn left continuing on the A438 towards Brecon and after passing through Winforton turn right for Brilley and Michaelchurch on Arrow. Proceed straight over at the next crossroads and continue for approximately 1.5 miles to the T-junction. Turn right and first left after 100 yards towards Huntington and Newchurch. After half a mile turn right for Huntington and continue for 2 miles and the entrance to Huntington Court will be found on the left-hand side.

Services and Considerations
 Mains water and mains electricity are connected. Private drainage. Wood chip boiler and solar panels
 Tenure Freehold
 Council Tax Band G
 EPC Rating D 58/80
 Broadband <https://checker.ofcom.org.uk/>
 Mobile Coverage <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 505.6 sq. metres (5442.2 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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Delightful one bedroom cottage with its own private garden





