



CLEARWELL  
Kington HR5 3NL



Stunning views all set in approximately 0.75 of an acre



**Clearwell**  
Stanner, Kington  
Herefordshire  
HR5 3NL



Occupying an outstanding position, with far reaching views, an individual detached house in a tucked away location offering beautifully presented living accommodation, together with a recently completed and independent large one bedroom annex all set in approximately three quarters of an acre with easy access onto Bradnor Hill for the keen walker.

**Guide Price £750,000**

#### **Situation and Description**

Occupying a stunning elevated position Clearwell is tucked away at the end of a small lane and yet only minutes from the thriving market town of Kington, which offers a good array of shops and facilities. The house is well positioned on Bradnor Hill with excellent walking right on the doorstep, together with Kington golf course, which has the highest 18-hole course in England. More extensive facilities can be found at the Cathedral city of Hereford (20 miles), Leominster (13 miles) and the ever-popular town of Hay on Wye (12 miles).

Clearwell is an individual and well-presented house which has been well maintained by the present owners and enjoys a very peaceful location with wonderful views over the valley from the majority of rooms. The accommodation is very comfortable and includes double glazing throughout, electric heating, a well fitted kitchen and lovely gardens which make the most of the outlook. A recent addition to the property is a stunning single storey annex which is beautifully presented throughout with spacious living accommodation, outstanding views and A rating. The annex is ideal for extended family, teenagers or potentially as a holiday let. Both the main house and the annex have solar panels fitted.

On arrival, a large, enclosed porch leads to an entrance hall and a spacious sitting room, which is ideal for relaxing, with a fireplace and wood burner providing a focal point, and a large window with lovely views to the front. A separate dining room has an open arch to a well fitted kitchen which includes space for a range style cooker, integrated fridge, freezer and dishwasher, and a range of cupboards and drawers and creates an ideal space for the family to gather. A rear hall gives further access to outside and to a very useful utility, from the hall is access to a ground floor shower room.

On the first floor a master bedroom has a dual aspect and enjoys some stunning views over the valley, has built in wardrobes and includes an en suite shower room. There are three further double

bedrooms, two of which have wardrobes and a family bathroom.

#### **The Annex**

Situated a short distance from the house is a recently constructed single storey timber clad annex with ramp access to the front door which leads into a welcoming reception hall with fitted carpet, electric smoke alarm, electric heater and door through to storeroom / plant room which houses hot water cylinder and controls and fittings for the solar panels. Main living space is very adaptable and has double glazed windows to the front with far reaching views along the valley, a Velux roof light, a modern Dimplex Quantum night storage heater, power points, wall lights, fitted electric fire and a range of kitchen units against one wall, four ring fitted hob and single drainer sink unit. At one end a large double bedroom again offers plenty of space and includes a fitted carpet, vaulted ceiling, double glazed panel doors again with fantastic views giving access to outside, Dimplex Quantum night storage heater, Velux roof light and door to large walk-in wardrobe with fitted carpet, wall shelving, electric light and hanging rail. A further door from the bedroom leads into a well-appointed large shower room with electric towel rail, fully tiled surrounds, Velux roof light, walk in shower, WC, and wash hand basin with drawers below.

**Agents Note: Four Velux windows are electrically operated and have fitted automatic blinds**

#### **Outside**

Initially approached by a shared private lane, a gated entrance and drive leads to a large parking and turning area to the front of the house. There is a very useful garage 18'8 x 14'4 which has power and light with double doors to the front. A pathway leads around the house and a sun terrace makes the most of the property's position and creates a fantastic space for al fresco dining. The gardens lie to one side and are an excellent size and laid mainly to grass with plants shrubs and trees. There is a productive vegetable area with raised beds, a number of fruit trees, and an excellent garden store 11'8 x 11'6 and adjoining chicken run.





Beautifully presented throughout



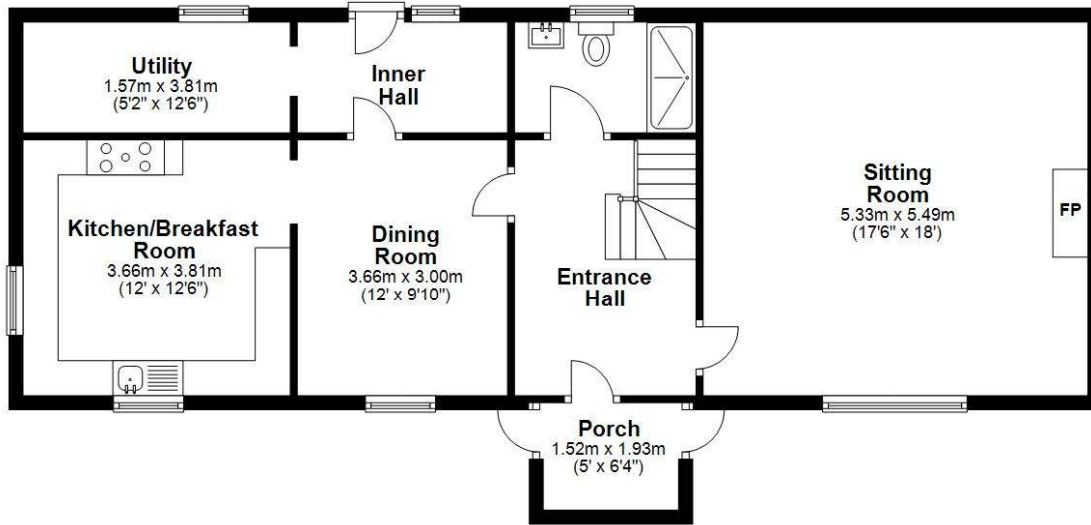


Three of four comfortable double bedrooms, en suite and family bathroom



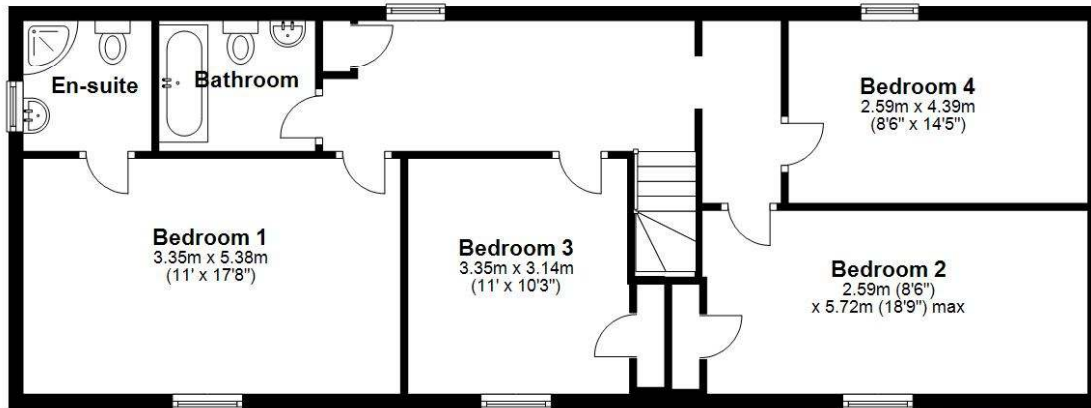
### Ground Floor Main House

Approx. 83.9 sq. metres (903.2 sq. feet)



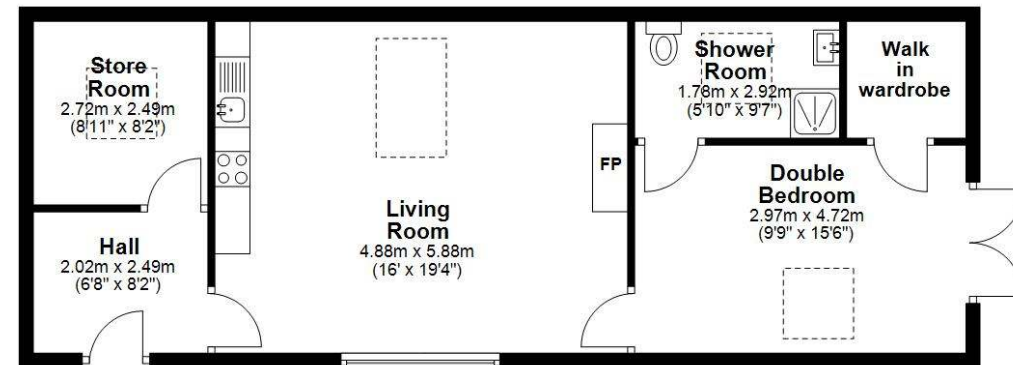
### First Floor Main House

Approx. 80.8 sq. metres (870.0 sq. feet)



### The Annex

Approx. 64.4 sq. metres (692.9 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.

# Brookes Bliss

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Family bathroom



### Services and considerations

Mains electricity, mains metered water, private drainage, electric heating and wood burner.

EPC Rating – Main House C 78/107

EPC Rating – Annex A 104/132

Council Tax Rating F

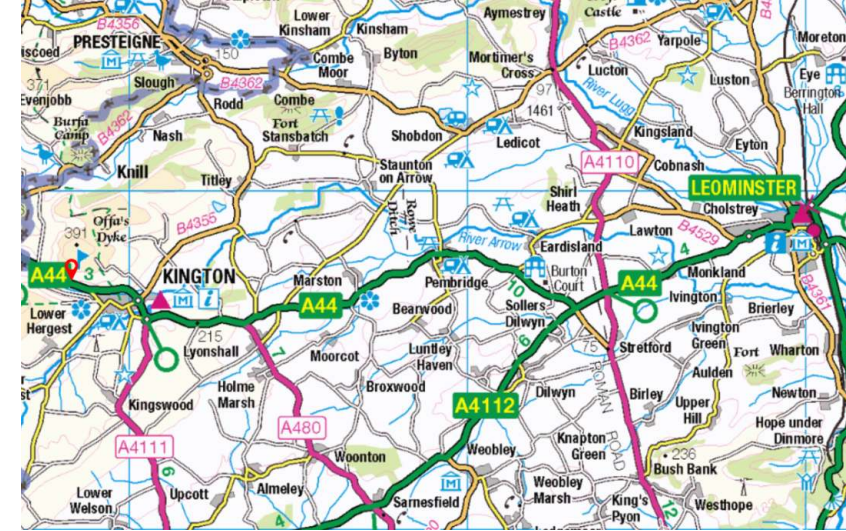
Mobile coverage 4G

Broadband ADSL (Advised by owner Fibre has been offered which is available to a post outside the gate)

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.

Prospective purchasers: Upon submitting an offer, we will require by law proof of ID for all buyers.

A picture ID and a separate address ID together with proof of funding.



### Directions: ///food.obligated.snoozing

At Kington take the A44 bypass around the town towards Rhayader passing through Floodgates and continue along the A44 for approximately 1/3 of a mile before turning right up a lane at the start of a high hedge on the right-hand side. Continue over the cattle grid and up the hill bearing sharp right at the top. Continue on this lane and the entrance to Clearwell will be found after a short distance.





Independent large one bedroom annex





In an outstanding position with far reaching views

