

Priory Springs

Titley, Kington, HR5 3RN



**Priory Springs
Titley
Kington
Herefordshire
HR5 3RN**

- *Impressive and spacious 5 bed detached family home*
- *Set within a generous plot of approximately 0.5 acres*
- *Ground floor bedroom ideal for guests or multi-generational living*
- *Expansive lawns, ample parking and a double garage*
- *Attractive rural village location*

**Kington 3 miles
Presteigne 3 miles
Hay-on-Wye 15½ miles
Hereford 20 miles**



An aerial photograph of a rural village in North Herefordshire, England. The scene shows rolling green hills, a stone bridge crossing a stream, and several buildings, including a church with a prominent spire. The sky is overcast with soft, grey clouds. The overall atmosphere is peaceful and scenic.

INTRODUCTION

Set within a generous plot of approximately 0.5 acres in the highly regarded village of Titley, this impressive, detached family home has been significantly extended and enhanced by the current owners to create a superb, versatile living space.

The property offers five bedrooms and two bathrooms, including a ground floor bedroom ideal for guests, multigenerational living or home working. At the heart of the home is a stunning open-plan kitchen and living area, beautifully designed for modern family life, with two sets of bi-fold doors opening onto a spacious patio—perfect for indoor-outdoor living and entertaining.

Outside, the gardens are a particular feature, with expansive lawns, ample parking and plenty of space for family enjoyment. A wonderful opportunity to acquire a stylish and spacious home in a sought-after village setting.

LOCATION

The property is situated in the heart of the picturesque rural village of Titley, a highly regarded North Herefordshire location known for its peaceful surroundings and strong sense of community. The village itself is home to the renowned Stagg Inn and provides easy access to beautiful surrounding countryside, ideal for walking, cycling and enjoying an outdoor lifestyle. The property itself is approximately 150m from the Mortimer Trail which in turn connects to the Offa's Dyke Path.

The nearby market town of Presteigne, just a short drive away, provides a good range of everyday amenities including independent shops, cafés, a primary school, health centre and leisure facilities. The area is well placed for access to the wider region, with the towns of Kington, Leominster and Hereford all within comfortable driving distance or via the excellent bus routes, offering further shopping, schooling and transport links.

Surrounded by unspoilt countryside on the Welsh borders, Titley is perfectly positioned for those seeking a balance of rural tranquillity and convenient access to local services.

The market town of Brecon is approximately 15 miles to the west, providing additional services and amenities.

ACCOMMODATION

A striking oak-framed open porch provides a superb introduction to this impressive home, leading into a welcoming entrance hall with engineered oak flooring and practical storage for coats and shoes. Off the hallway is a well-appointed wet room with shower, WC and wash hand basin, together with a separate utility room fitted with a range of units and space for appliances.

The heart of the home is the outstanding open-plan kitchen/living space, beautifully designed for modern family life. The kitchen features an extensive range of fitted units with a central island and integrated appliances including fridge, freezer, two Neff ovens, dishwasher and a five-ring induction hob. The living area offers ample space for dining and relaxation, centred around a Clearview wood-burning stove, with two sets of bi-fold doors opening onto the garden patio.

An inner hallway provides a further WC, stairs to the first floor, a useful store/second utility area, and access to a second reception room with French doors to the front garden and a feature brick fireplace with 'Clearview' wood-burning stove. A generous ground floor double bedroom completes the ground floor accommodation.

Upstairs, the landing leads to four double bedrooms, including an impressive principal suite. One bedroom provides access to a versatile additional room above the garage, ideal as a home office or playroom. The accommodation is completed by a stylish family bathroom, fitted with a bath, separate shower, twin wash basins and WC.





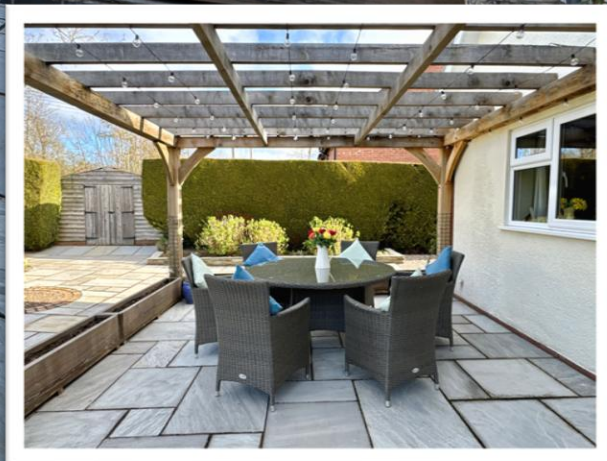




Outside

The property is set within generous gardens extending to approximately 0.5 acres, offering an ideal environment for family living. To the front, a large driveway provides ample parking which leads to an integral double garage.

The grounds are predominantly laid to lawn, with gardens to both the front and rear. A spacious paved patio adjoins the rear of the house, complete with an attractive oak-framed pergola—creating a perfect setting for outdoor dining and entertaining. Beyond, the garden continues to a dedicated children's play area and a productive vegetable garden, making full use of the space and enhancing the property's appeal.



SERVICES

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

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Band "E"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Out of Hours Mobile – 07717 410757

hay@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:

www.checker.ofcom.org.uk.

DIRECTIONS

What3Words ///unloads.peach.lower

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + 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.

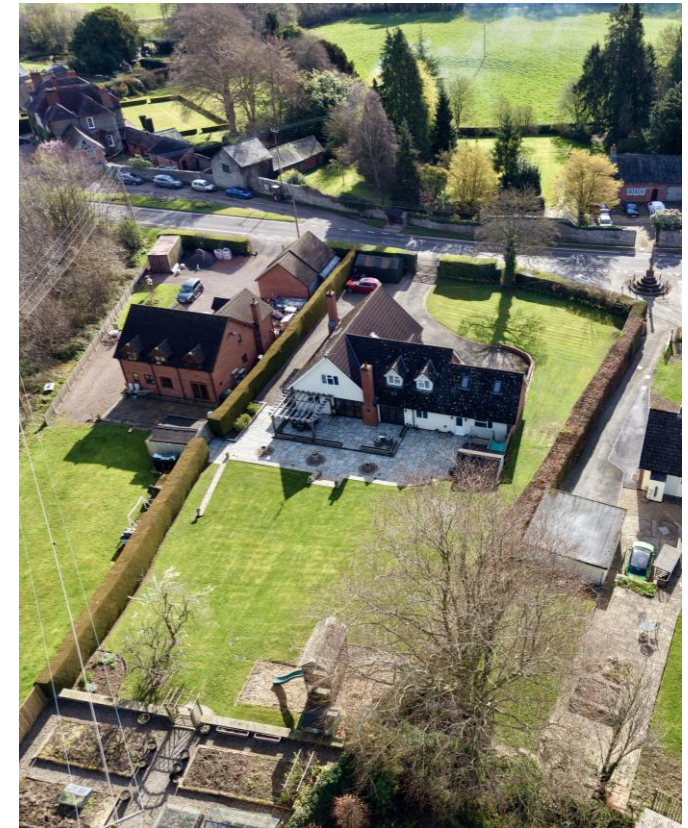
NOTES

The property enjoys a right of access over the gravelled roadway leading to the property.

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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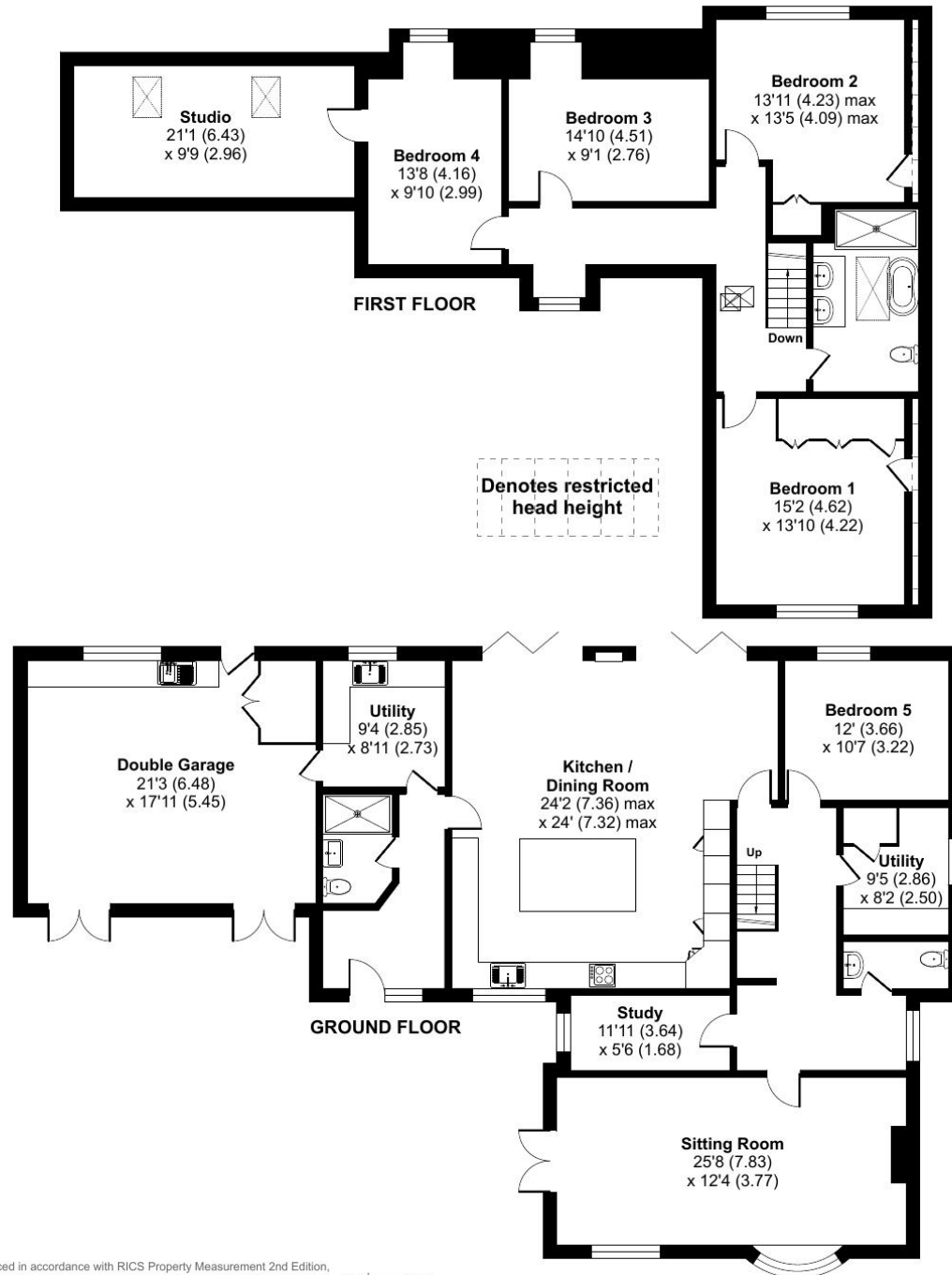
REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911





Priory Springs, Kington, HR5

Approximate Area = 2831 sq ft / 263 sq m
 Garage = 380 sq ft / 35.3 sq m
 Total = 3211 sq ft / 298.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D	61	68
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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