



THE HOUSE ON THE HILL

Kington, HR5 3NH

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The House on the Hill
Wallstych Lane
Floodgates
Kington
HR5 3NH



In a spectacular location with extensive and far-reaching views, a very interesting and striking detached house with adjoining annex all set in approximately 18 acres of land, together with a range of useful buildings.

Guide Price £950,000

Situation and Description

This very interesting house occupies an elevated position on Bradnor Hill and enjoys extensive views over the market town of Kington and beyond. It adjoins common land, as well as land belonging to the National Trust, which affords the property direct access to some 650 acres of out-riding. Local services are available at Kington, with a range of facilities including a medical centre, schools, shops, cafes, a private leisure club and the highest golf course in England. The area is also renowned for walking with Offas Dyke Path almost on the doorstep. Further facilities can then be found at the cathedral city of Hereford (21 miles) and the ever-popular town of Hay on Wye (12 miles) with its world-famous literary festival.

The House on the Hill is a very adaptable country property which can be used as a four bedroomed house with separate two-bedroom annex, or just as one house. This makes it ideal for large or extended families in our view. Full of character, the house sits at the top of its plot and has attractive gardens to the front and a range of useful outbuildings which are ideal for a variety of uses. The land then lies to the front and side and extends to approximately 18 acres divided into several enclosures, making it ideal for equestrian use or for keeping a small head of stock.

Approached from a council-maintained lane, electric gates open onto a private drive which leads to a range of buildings with ample parking and then continues up to the house. Steps lead up to a large sun terrace to the front of the house with spectacular views to the South and West. A large porch and wooden front door then lead into a reception hall with flagged floor and door to useful shower room. The sitting room offers plenty of space to sit and relax and has leaded glass windows on three sides, exposed timbers, wall lights and a large stone fireplace with fitted wood burner.

On the opposite side of the hall a practical and spacious kitchen/breakfast room includes a range of fitted units, a brick fireplace with two oven oil fired Aga, double doors that open onto the sun terrace and an arched door that links through to the annex. The ground floor space is then supported by a good-sized utility room at the rear with twin bowl sink, plenty of cupboards and direct access to outside.

From the reception hall a staircase leads up to the first-floor landing, where there are four good sized bedrooms all with far reaching views over

the landscape to the front. The main bedroom has a dual aspect and a walk-in wardrobe, and all the bedrooms are supported by a family bathroom.

Adjoining the house is a delightful annex which can be incorporated into the main house or used for extended family or guests. It includes its own kitchen/diner, a cosy sitting room with fireplace and fitted wood burner, two bedrooms, a bathroom and a box room and useful attic room.

Outside

To the front of the house a sun terrace makes the most of the stunning location and terraced gardens offer lots of variety with lawned areas tree and shrubs. There is a stone-built wood store and direct access to the adjoining common to one side of the annex. Below the house are a range of very useful outbuildings including a steel framed barn with four loose boxes and power and lighting (30' x 28'7). There is a workshop (25'5 x 13'4) and an older storage building (28'x 25'8) with windows on three sides, concrete floor and an adjoining field shelter (19'x8'). Closer to the house is a modern store with concrete floor, power and lighting and dog kennel at one end (29' x 10'). The land is then divided into a number of enclosures, all with access to water and the land can be accessed separately from Wallstych Lane, if required.

Services and Considerations

Mains electricity, private water from a borehole, private drainage to a septic tank.

Oil fired central heating and wood burners

Tenure Freehold

Council Tax Band House D

Council Tax Band Annex A

EPC Main House C 70/87 / EPC Annex E 45/93

Mobile coverage TBC

Broadband TBC

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.



Kitchen/breakfast room / lounge



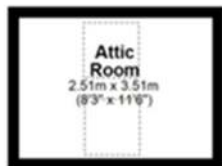




Four of the six comfortable bedrooms



Second Floor



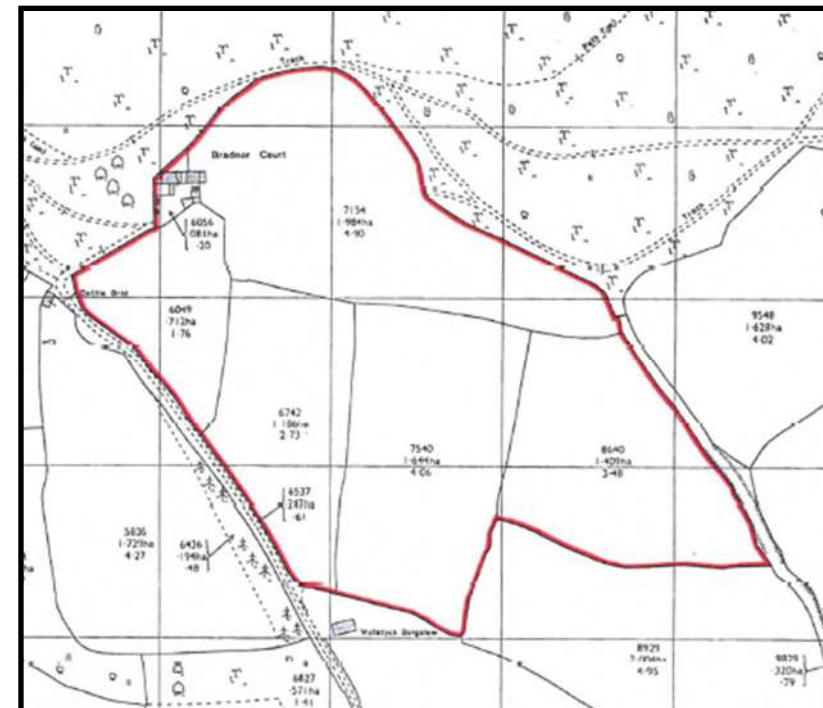
First Floor



Ground Floor



Total area: approx. 261.8 sq metres (2818.0 sq feet)



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Directions

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Kington take the A44 bypass around the town towards Rhayader. On the outskirts of Kington take a right hand turning to Newton and proceed almost straight on into Wallstych Lane. Continue up the hill and as you near the top of the lane the entrance to the house will be found on the right-hand side through electric gates.





