

Woodbrook Farm

Kington, Herefordshire. HR5 3HB



**Woodbrook Farm
Kington
Herefordshire
HR5 3HB**

- *7.5 acres smallholding.*
- *Close to local market town*
- *3 bedroom Victorian house*
- *Great range of traditional outbuildings*
- *Set centrally within the grounds*
- *Perfect lifestyle homestead*
- *Stunning Herefordshire countryside*

**Kington 1.5 miles
Hay on Wye 11 miles
Hereford 19 miles**



INTRODUCTION

Woodbrook Farm is a charming Victorian smallholding set within approximately 7.5 acres of attractive Herefordshire countryside, offering an exciting opportunity to create a wonderful rural lifestyle within easy reach of local amenities. Positioned just 1.5 miles from the thriving border town of Kington, the property combines privacy with excellent accessibility.

At the heart of the holding sits a characterful three-bedroom period farmhouse, centrally positioned within its land and enjoying far-reaching views across the surrounding countryside. The approach along a private lane leads to a generous parking area and immediately conveys the sense of space and seclusion that defines this appealing property. A notable feature is the impressive range of traditional stone barns and agricultural buildings, offering exceptional versatility for storage, workshops, livestock housing or potential future development, subject to the necessary consents.

With its blend of traditional charm, useful outbuildings and manageable acreage, Woodbrook Farm offers significant potential for those seeking a smallholding, equestrian property or country home with scope to adapt to individual requirements.

LOCATION

Conveniently located just a short distance from the popular border market town of Kington, the property enjoys the perfect balance of rural tranquillity and everyday convenience. Kington provides a good range of facilities including independent shops, supermarkets, healthcare services and schooling, making it well suited to family life.

For more comprehensive amenities, the historic city of Hereford lies approximately 19 miles away, offering an extensive selection of retail outlets, leisure facilities and cultural attractions. The surrounding countryside is particularly attractive, with rolling farmland, scenic walking routes and excellent opportunities for outdoor pursuits, making this a desirable location for those wishing to enjoy country living without isolation.



ACCOMMODATION

A traditional stone-built entrance porch with quarry tiled flooring provides an inviting introduction to the farmhouse, opening into a central hallway from which stairs rise to the first floor and access is provided to the cellar below.

On either side of the hallway are two welcoming reception rooms, both enjoying pleasant views across the surrounding countryside and each featuring an open fireplace that adds character and warmth. The kitchen is fitted with a practical range of units, offering ample storage and space for everyday appliances, creating a functional and sociable environment for family life.

Completing the ground floor is a particularly useful and spacious utility room fitted with additional cabinetry, along with a conveniently positioned WC, providing essential practical support for rural living.

Upstairs, the first floor provides three comfortable bedrooms, several of which benefit from attractive rural outlooks. The accommodation is served by a well-appointed family bathroom fitted with a panelled bath, separate shower cubicle, WC and wash hand basin.







OUTSIDE

The property extends to approximately 7.5 acres, with the majority laid to pasture and divided into three well-defined enclosures, ideally suited for grazing livestock or keeping ponies. The land offers flexibility for a range of rural or equestrian uses while remaining manageable in size.

The immediate gardens surrounding the house are predominantly laid to lawn, providing generous outdoor space for recreation, gardening or alfresco dining while enjoying the peaceful setting.

A standout feature of Woodbrook Farm is the impressive collection of outbuildings. These include an extensive traditional L-shaped range of former cowsheds constructed in stone, together with a substantial steel-framed French barn. Together, these buildings provide outstanding storage capacity and significant potential for a variety of uses.

SERVICES

The property is connected to mains water and electricity, private drainage. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:
www.checker.ofcom.org.uk.

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.

DIRECTIONS

From the town of Kington, proceed along the A4111 towards Hereford. After approximately one mile from the Headbrook roundabout, the recessed entrance to the property will be found on the right-hand side. For precise navigation, it is recommended to use What3Words: ///bars.worked.smarting.



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

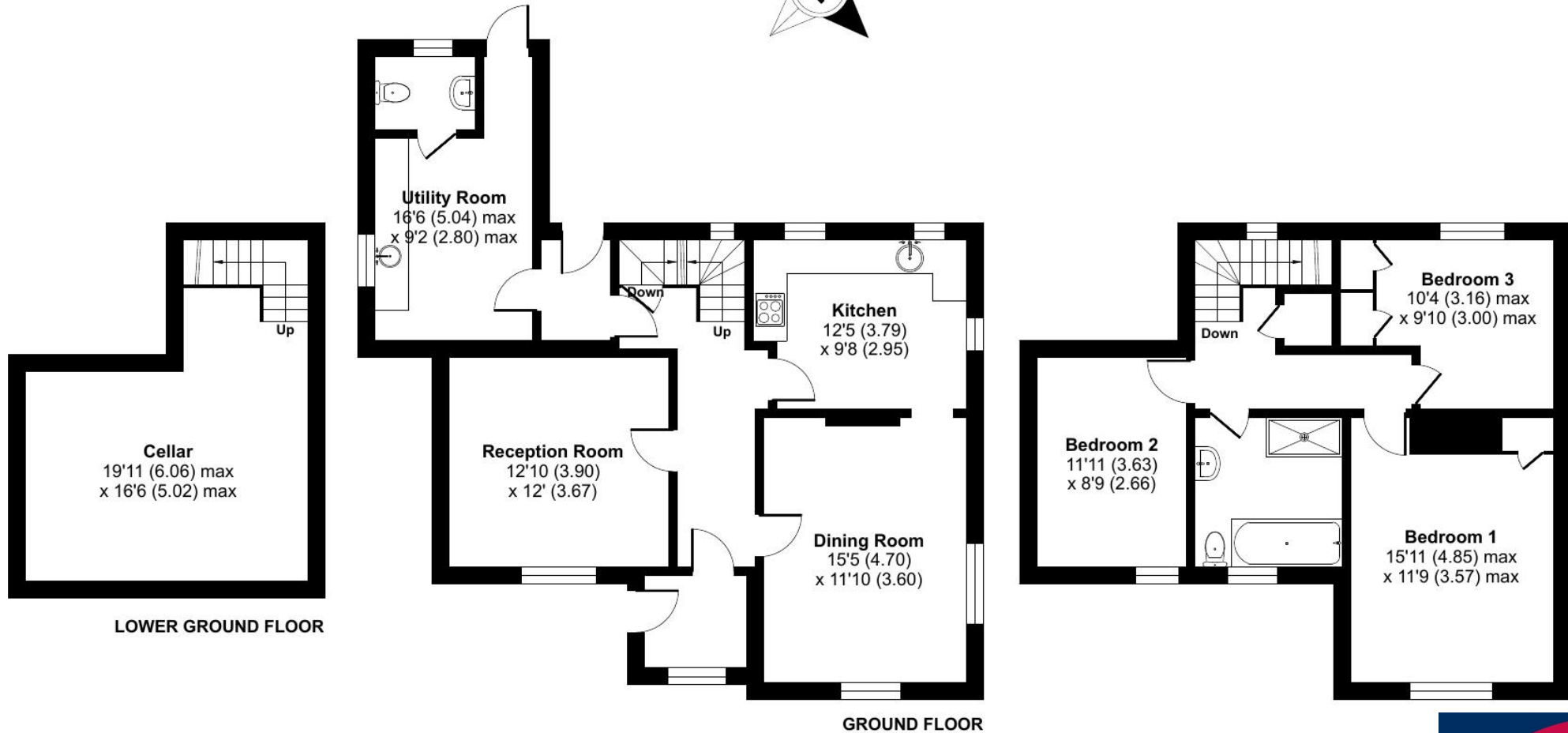


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Woodbrook Farm, Kington, HR5

Approximate Area = 1664 sq ft / 154.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Sunderlands. REF: 1446584

