



**Quarry House, Bradnor, Kington, Herefordshire HR5
3RE**

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An extended stone cottage comprising ground floor master bedroom, dressing room, en-suite, 3 further first floor bedrooms, family bathroom, downstairs cloakroom, utility, magnificent reception room, garden room, kitchen/snug, outside multiple patio areas, manicured gardens, double garage with substantial loft room, double carport, dog kennels, substantial outbuildings and quintessential far reaching Herefordshire views.

£850,000

Situation and Description

Originally a stone cottage which has had its stone outbuildings beautifully converted and extended into this substantial 4 bedroom, 2 bathroom, which comprises: ground floor master bedroom, dressing room, en-suite, 3 further first floor bedrooms, family bathroom, downstairs cloakroom, utility, magnificent reception room, garden room, kitchen/snug, outside multiple patio areas, manicured gardens, double garage with substantial loft room, double carport, dog kennels, substantial outbuildings and quintessential far reaching Herefordshire views.

The property is situated on the doorstep to Offa's Dyke, with Bradnor Hill having a significant history attached to it which dates back to the Norman Conquest and King Offa, and the quarry rock formations dating back millions of years. Bradnor Camp with map evidence of standing stones and stone circles, Old Buts with Military history, and in recent years being the home of Kington Golf course which is the highest golf course in England, this property is situated amongst some of Herefordshires quintessential beauty with natural wildlife, countryside walks and breathtaking picturesque views which change throughout every season. The market town of Kington being only a short distance away, offers an array of amenities to include well regarded primary and secondary schools, shops, public houses, cafes, and holds an annual walking festival featuring Hergest Ridge, and with the town of Presteigne offering further amenities and the famous town of Hay on Wye offering a wealth of book shops and holds the annual literacy festival, this property is truly conveniently situated amongst some diverse interests for an incoming purchaser.

OVERVIEW

In more detail the property comprises:

Double glazed front door with glass panels either side leads to:

Reception Hall

A spacious hall with high ceilings, parquet flooring, ceiling light point, 3 spot lights, loft hatch, 2 radiators, dado rail, built-in cupboard/storage with hanging rail, coat hooks and double glazed sash style window.

Door to:

Cloakroom

With low level high flush WC, wash hand basin with hot and cold tap over, double glazed sash window to the side elevation, towel radiator, part tiled walls, central heating radiator, wall light and ceiling light and laminate flooring.

From the entrance hall door lead to:

'L' shape Utility Room

3.7m x 3.5m (12' 2" x 11' 6")

With LVT flooring, roll top working surfaces with tiled surround, soft close base units and



wall units, single bowl Belfast style sink with drainer, hot and cold tap over, radiator, space and plumbing for washing machine and tumble dryer, a wealth of power points, consumer unit, 2 ceiling light points, double glazed sash window to the rear elevation, and double glazed timber door to the side elevation leading to the outside.

Ground Floor Master Bedroom

4.7m x 3.5m (15' 5" x 11' 6")

With carpet flooring, 4 wall light point, TV point, telephone point, radiator, sash style window to the rear elevation with breathtaking and far reaching countryside views.

Very large opening through to:

Dressing Room

3.2m x 4.7m (10' 6" x 15' 5")

With ceiling light point, wall light points, carpet flooring, power sockets, sash style double glazed window with outstanding views to the rear elevation, and, his and hers twin double doored built-in wardrobes.

Door to:

En-Suite Shower

With LVT flooring, central heating radiator and a towel radiator, vanity wash hand basin, hot and cold tap and splash back over, 2 wall lights, spot lights, fully tiled shower cubicle with electric Mira shower, electric glass swivel door, low level high flush WC, and double glazed sash style window to the rear elevation.

From the reception hall door leads to:

Master Reception Room

10.25m x 6.25m (33' 8" x 20' 6")

With carpet flooring, 2 ceiling light points, 8 wall lights on dimmer switches, 4 radiators, a centre feature fireplace in the middle of the room with a grand large log burning stove, very large sash style double glazed windows to the rear, and one extremely large feature window with a measurement of 3.7m x 1.7m (12' 2" x 5' 7") at the side elevation with far reaching views.

Sliding double glazed patio doors lead to:

Garden Room

2.3m x 4.7m (7' 7" x 15' 5") This room is an addition created by the current vendors and comprises; tiled flooring, 2 wall light points, and panoramic large double glazed windows with stone pillars at each corner.

Boot Room Porch

This area forms part of the original stone cottage, constructed of brick and stone structure with the entrance door being single glazed, with a glazed window to the side, leading onto a tiled floor, ceiling light point, coat hooks, and fitted storage.



Single glazed door leads to:

Kitchen/Snug

With continued tiled floor, double glazed sash style window to front elevation, double glazed window to the side elevation.

Kitchen Area:

3.8m x 6.25m (12' 6" x 20' 6")

Electric and gas Britannia cooker, with cooker hood over, Alpha range cooker which runs of oil, extractor above which goes into a chimney breast, 2 integrated fridges, Beca integrated dishwasher, a wealth of bespoke wooden units comprising soft close wall and base units, a wealth of working surfaces with tiling, 3 ceiling light points, 1.5 bowl Belfast sink with drainer, and mixer tap over.

Snug Area:

3.5m x 7.5m (11' 6" x 24' 7")

With part tiled flooring and part carpet which enhances the snug area, wooden beams above, understairs storage which houses the consumer unit, telephone point, TV point, wealth of power sockets, double glazed sash style window to the side elevation, window to the rear elevation, 2 radiators and 3 wall lights.

From the snug area, carpeted staircase leads to:

FIRST FLOOR

Landing

On approaching the landing there is a double glazed window facing the rear elevation on the stairs. The landing comprises: carpet flooring, and storage cupboard.

Door to:

Bedroom 2

3.9m x 3.28m (12' 10" x 10' 9")

A vaulted ceiling with exposed wooden beams, 2 ceiling light points, 3 wall lights, 2 double glazed timber framed sash style windows to the front elevation, TV point and radiator.

Bedroom 3

2.5m x 4.0m (8' 2" x 13' 1")

With carpet flooring, ceiling light point, vaulted ceiling with exposed wooden beams, a very large Velux skylight with blind.

Bedroom 4

3.3m x 1.8m (10' 10" x 5' 11")

With carpet flooring, 2 wall light points, vaulted ceiling, exposed wooden beams, radiator, telephone point, and sash style double glazed window to the front elevation.



Bathroom

With 4 wall lights, exposed wooden beams, vaulted ceiling, Velux skylight, carpet flooring, bidet with hot and cold tap over, towel radiator, low flush WC, wash hand basin with mixer tap over, bath in recess with full tiling, hot and cold tap and shower attachment, exposed wooden beams, storage cupboard housing the immersion heater, wall mounted mirror, and light with shaver point.

OUTSIDE

The property is approached through a gated entrance, with the most stunning far reaching views, as you drive along the sweeping long driveway with lawns edging either side and stone walling as the boundary. The stone driveway meets the front of the property and from here there are raised flowerbeds, ornate stone walling surrounding the flowerbeds, feature pond with water feature and water tap near-by, and from here a double garage, a carport, further outdoor storage, and 2 kennels. A further lawned area with stone walling surround, and from here steps down leading onto a very large patio area which has a multiple selection of seating areas, and this first patio is situated near to the porch and the entrance hall. Steps lead up to a second separate patio entertaining area and both are beautifully maintained and low maintenance. The garden has a selection of raised flowerbeds, shrubbery borders



and there is a ramp plus steps leading onto a further, contemporary glass panel surrounded, patio/entertaining area allowing the enhancement of the magnificent 180 degree north Herefordshire views this property and garden has to offer. There is an outbuilding which is currently being used as a log store,

Double Garage

7.5m x 5.85m (24' 7" x 19' 2")

With single up and over door, large concrete base, solar panels consumer unit, separate garage consumer unit, power and plenty of lighting to include 2 lights above, pitch roof with solar panels which is fed into the grid with a good tariff, timber door to the outside.

Door to stairs with timber bannister, which leads to:

FIRST FLOOR

Loft Room:

7.2m x 3.6m (23' 7" x 11' 10")

With eaves access for storage, 2 Velux windows, 2 ceiling light points, carpet flooring, and power points.

Double Timber Frame Carport

7.00m x 6.0m (23' 0" x 19' 8")

With a tiled pitch roof, timber frame, concrete pad, brick and block.

Two Kennels

With pitch roof and railings

Outbuilding

5.0m x 2.5m (16' 5" x 8' 2")

This has a pitched roof, and is currently being used as a log store.

Directions

From Hereford City Proceed west onto A438 towards Kington, after approximately 12 miles continue on A4111, after approximately 6.5 miles go straight over the first roundabout A44, take 3rd exit at the 2nd roundabout onto B4355, after 0.1mile turn left just before Kington Building Supplies onto Barton Lane towards Kington Golf Club, go past the golf club and the property can be found on the right hand side as indicated by Stooke, Hill and Walshe Estate Agents For Sale Board. For those who use 'What3words'///warms.meanings digitally

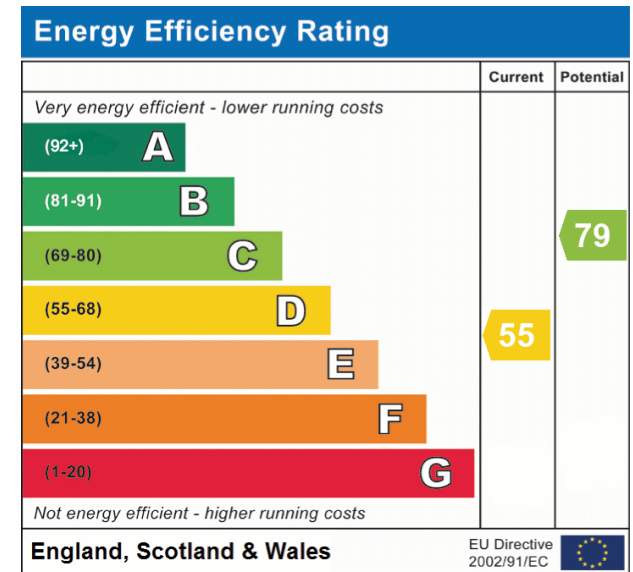
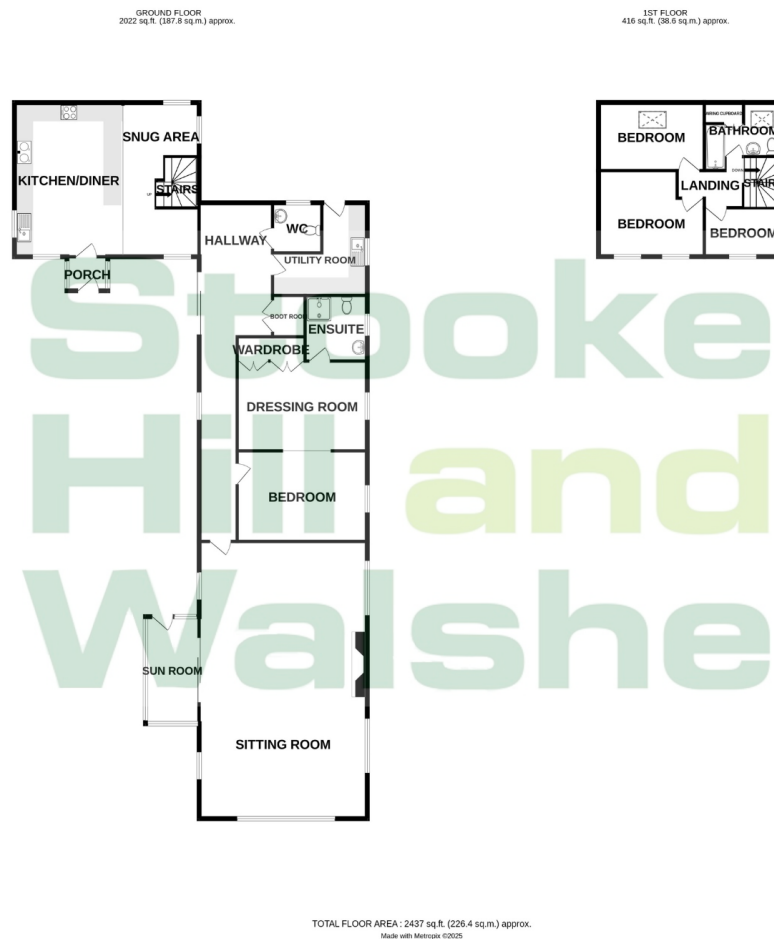
Services

Private drainage. Mains electricity and water. Oil fired central heating and kitchen stove. Gas bottles for the cooker hob, connected to the property.

Tenure

Freehold

Council tax band 'G'



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