



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

**Stooke
Hill and
Walshe**
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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



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 off oil, extractor above which goes into a chimney breast, 2 integrated fridges, Beco 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.



and there 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'



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.

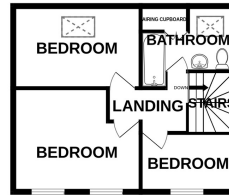
OUTSIDE

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


GROUND FLOOR
2022 sq.ft. (187.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 2437 sq.ft. (226.4 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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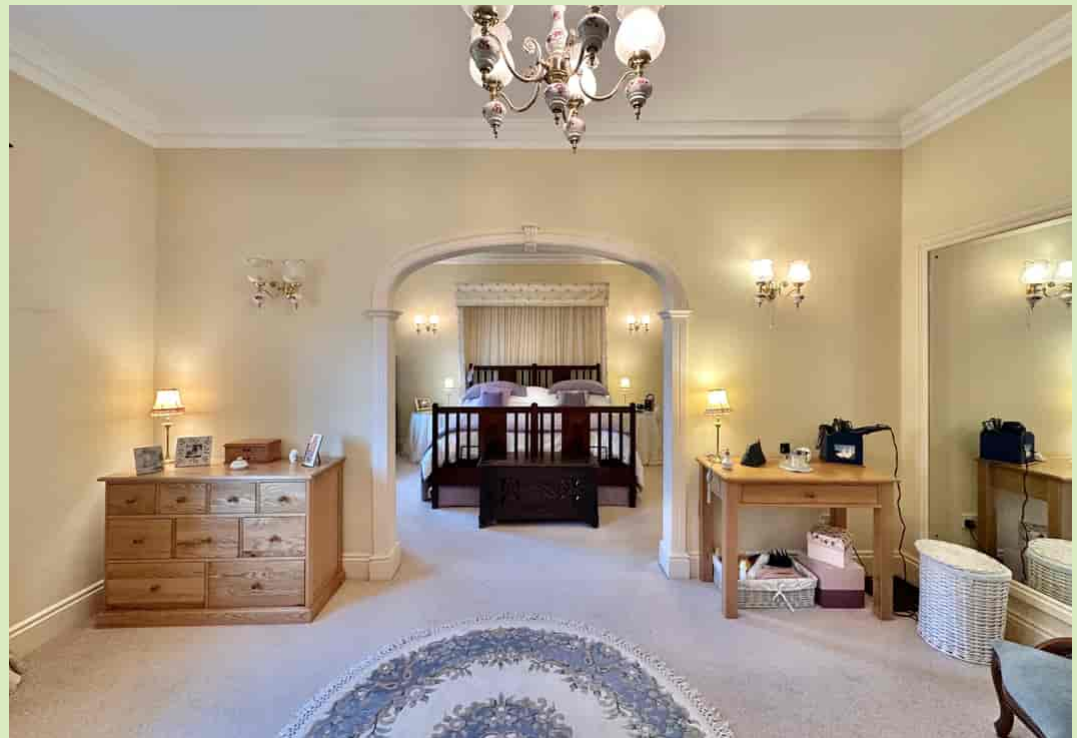
8 King Street, Hereford HR4 9BW
Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT
Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk





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