



Highfield House, Penrhos, Kington, Herefordshire

Highfield House, Penrhos, Lyonshall, Kington, Herefordshire HR5 3LH

A spacious 5 bedroom detached family property retaining many original features, commanding countryside views and a generous private garden.

Kington 1.1 miles, Lyonshall 1.9 miles, Presteigne 7.2 miles, Ludlow 19.9 miles, Hereford 18.7 miles, Worcester Foregate Street mainline railway station (London Paddington 119 mins) 42.6 miles.

Reception hall | Sitting room | Family room
Study | Dining room | Store | Kitchen/breakfast room | Utility | Larder | Boiler room
2 Cloakrooms | 5 Bedrooms | Family bathroom
Garden | Garage | Wood store | EPC rating E

The property

Highfield House is a sizeable and attractive family home offering over 2,700 sq.ft of comfortable and flexible living accommodation arranged over two floors, well maintained with recently replaced upvc windows throughout.

The covered entrance opens into the wide reception hall, introducing the handsome wooden flooring that runs throughout much of the home, and the corresponding stairs to the first floor. This leads onto a front-facing sitting room, a bright and airy space with a feature fireplace and French doors onto the impressive garden. Adjacent is a useful store and a tucked-away study, providing the perfect solution for the home worker.

The central kitchen/breakfast room is the hub of the home, featuring a quarry tiled floor, a breakfast bar and units with appliances, an additional solid fuel Rayburn and ample space for casual family meals. It also benefits from the use of a separate larder and utility with Belfast

sink and plumbing and venting for washing and drying machines. Alongside is the formal dining room with its handsome brick-built fireplace surround, a peaceful space in which to entertain guests and take in the scenic views via the bay window. There are also two WC's to the ground floor, as well as a boiler room and an additional reception room. The family room has additional access onto the garden, another sunny aspect and provides a further flexible living space for modern families.

On the first floor, the generous principal bedroom and an additional double bedroom enjoy a variety of built-in wardrobes. The three further bedrooms are also well-proportioned, and all are well served by the large family bathroom with its separate bathtub and walk-in shower.

Outside

The property benefits from a considerable private plot, with the garden being largely laid to lawn and enclosed with neat hedging. A wide tarmac driveway with gates leads onto the garage, offering plenty of parking for owners and guests alike. A paved terrace spanning the width of the property with steps down to a seating area provides an excellent spot to admire the picturesque south-westerly views.

Location

Highfield House is situated on the edge of picturesque Lyonshall and Kington, with Lyonshall offering day-to-day amenities including a village hall, children's playground, garden centre and church and Kington providing a further selection of facilities; supermarket, doctors' surgery, hotel and spa, library, primary and secondary schools, as well as numerous Herefordshire countryside pursuits. Leominster and the Cathedral City of Hereford offer an even more extensive range of amenities and are both within close proximity. There are a selection of good schools in the surrounding areas, including Kington Primary and Kington C of E School.





Directions

From Ludlow, follow the B4361 over the river before turning right onto the B4362 and right again onto the A44, where the property will be on the right-hand side.

What3words:///panning.half.overt

General

Local Authority: Herefordshire

Services: Mains electricity and water with private drainage, oil fired central heating - We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: F

Tenure: Freehold

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Guide Price: £675,000

Viewing strictly through the agent.

Shropshire and Mid Wales

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Highfield House, Penrhos, Lysonshall, Kington

Main House internal area 2,789 sq ft (259 sq m)

Outbuilding internal area 320 sq ft (30 sq m)

Wood Store external area = 120 sq ft (11 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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