



Buckshead Cottage, Kington, Herefordshire

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Buckshead Cottage, Upper Hergest, Kington, Herefordshire HR5 3EW

A first-rate family home and gardens,
set in typically lovely Herefordshire
landscape

Kington 2.7 miles, Presteigne 10 miles, Hay on
Wye 11.5 miles, Leominster 17.3 miles, Hereford
21 miles, Ludlow 26 miles, M50 Motorway 36
miles, Birmingham 60 miles

Entrance hall | Drawing room | Sitting room
Dining room | Family room | Study | Hall
Bootroom | Utility | Cloakroom | Kitchen/
breakfast room | 5 Bedrooms | 1 en suite
Family bathroom | Garden | EPC Rating E

The property

Buckshead Cottage is an attractive detached
property offering over 3,500 sq. ft. of
comfortable and flexible living accommodation
arranged over two floors. There is an excellent
flow to the house, with good connection
through reception spaces on the ground floor,
and equally so to bedrooms and bathrooms on
the first floor. The ground floor connects well to
the outside spaces, and there is plenty of natural
light throughout.

A bright main reception hall doubles as a super
garden room, overlooking the front garden,
and also provides the circular flow through the
house, connecting the back hall and kitchen
area, sitting room and drawing room. The back
hall accesses the boot room and a utility room.
An excellent open plan kitchen and breakfast
room is the heart of the home, with an adjacent
dining room which adjoins a large drawing room
with inglenook fireplace and log burner, and a
family room which has exterior double doors to
the garden and outside entertaining area. There
is also an incredibly useful study off the family
room. At the centre of the house is the cosy
sitting room.

The roomy first-floor landing branches off into
a family bathroom and five well-proportioned
and light-filled bedrooms with pleasing elevated
aspects of the surrounding gardens and fields.
The principal bedroom also enjoys a modern en
suite shower room.

Outside

The home is accessed off a quiet country lane
over a cattle grid to a large driveway offering
ample parking for several vehicles. Surrounding
is a large L-shaped lawn enclosed with fencing
and mature hedging, trees and shrubbery.
The west-facing stone-paved patio with a low
stone-built curved wall, garden room and an
adjacent covered terrace offers the ideal spot to
dine al fresco and entertain guests. Along the
remaining side is a tall original stone wall and
a useful utility section containing a bin store, a
covered garden store and a timber-built shed.

Location

The market town of Kington is only a short
drive with a variety of independent shops such
as traditional butcher, newsagent, pharmacy,
greengrocer, delicatessen and fishmonger. There
is also a doctors surgery, town library, local food
market and a number of well regarded pubs in,
and just outside the town. The excellent Cloud
9 Health Club and Pool at the Burton Hotel is a
wonderful addition to Kington. The surrounding
countryside offers excellent walking and cycling
and the local golf club is known as the highest
in England.

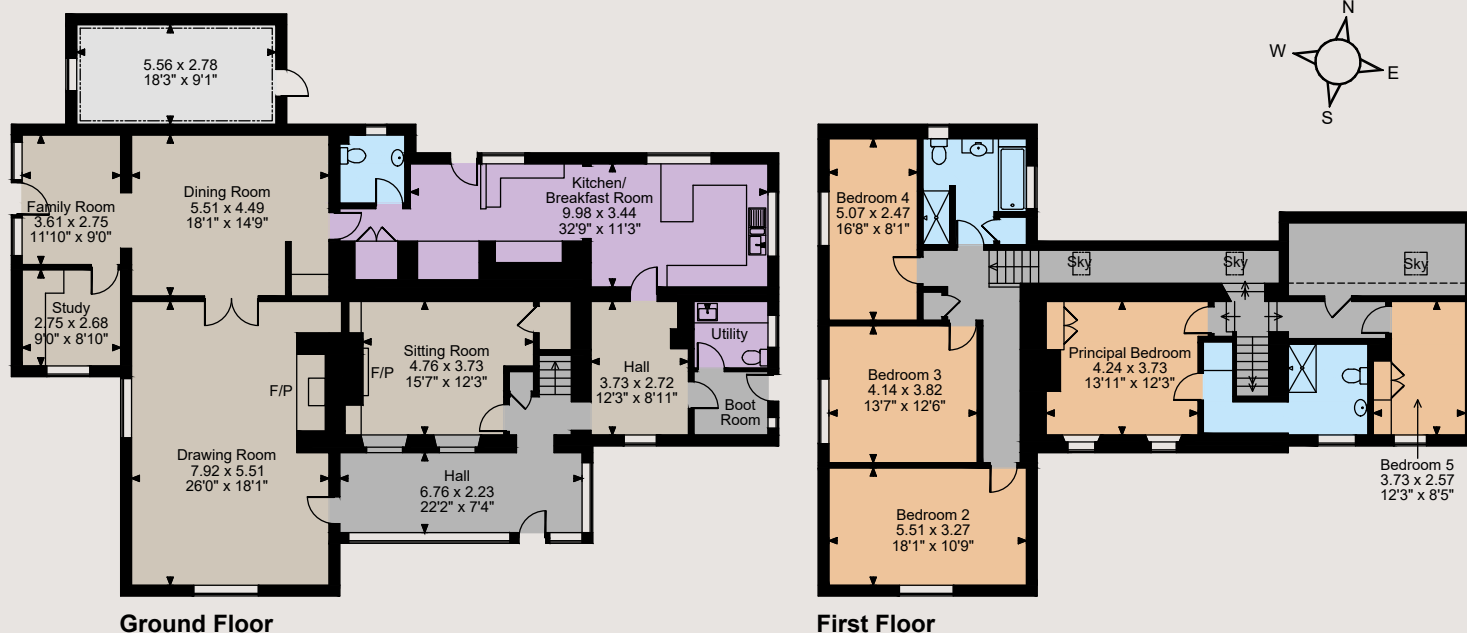
Nearby are a number of well-regarded state and
independent primary and secondary schools.
The town of Presteigne is just 10 miles away and
offers a further range of shops, cafes and
restaurants. Hay-on-Wye is a little further,
offering interesting shops, cafes and the well
known literary festival.

The Cathedral city of Hereford provides all the
amenities one would expect, and a direct train
to London in under 3 hrs. The A44 is easily
accessed and provides a link to the nationwide
road network, while Leominster station offers
mainline rail links.





Buckshead Cottage, Upper Hergest, Kington
Main House internal area 3,533 sq ft (328 sq m)
External Room internal area 166 sq ft (15 sq m)



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

□ □ □ □ Denotes restricted head height

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Directions

Please use the what3words mobile app:
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General

Local Authority: Herefordshire Council

Services: Mains electricity and water, private drainage (which may not comply with current regulations), oil fired central heating. Fibre broadband available

Council Tax: Band G

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 negotiation.

Tenure: Freehold

Guide Price: £665,000

Ludlow

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