

A photograph of a single-story house with a tiled roof, a garage, and a garden with flowers. The house has a light-colored exterior and a dark brown gable end. The roof is covered in reddish-brown tiles. There are two brick chimneys. The garden is lush with green plants and pink flowers. A wooden fence is visible in the foreground.

**Arkwright  
Owens**

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**Merrimede, 7 Hergest Road,  
Kington, Herefordshire**

**Offers over £325,000**

## LOCATION

Kington is an historic market town on the English/Welsh border north-west of Hereford situated on the River Arrow on the English side of Offa's Dyke. It has been an English town for a thousand years. The place name Kington is recorded in the Domesday Book as "Chingtune", its meaning commemorates a Royal Manor.

The town still has a livestock market and regular county market, food and craft markets. Kington caters for a wide range of cultural and leisure activities. This includes an attractive riverside cricket ground, and on Bradnor Hill an 18 holes golf course which is said to be the highest golf course in England.

There is a local Primary School in the town centre, together with the Lady Hawkins Secondary School, both of which are rated "Good" by OFSTED. The Parish church of St. Mary's is within 200 yards of the property and the local amenities are within walking distance.

Nationally recognised Hergest Croft Gardens are located nearby, with added interest provided by a small breeds farm park and owl centre on the edge of Kington.



## DESCRIPTION

"Merrimede" is an individual architect designed split level house with a large garden in a commanding position enjoying fine uninterrupted southerly views over surrounding countryside. The property was built in 1963 for a former mayor of Kington, with quality materials by a renown local builder (original drawings are available). There is a terrace to the south side of the property which extends the full width of the site from which a series of paths and steps descend to the lower garden laid out partly to lawn with fruit trees and a vegetable garden beyond.

The kitchen has been refitted and the property has been improved with new double-glazed windows and doors, cavity wall and loft insulation. The gas boiler has recently been replaced and interior redecorated.

The property offers considerable potential for development with plans available from the selling agents. This could include conversion of the garage into a bedroom/study/office and the addition of a conservatory/garden room. The southerly aspect allows for the installation of energy saving solar roof panels to be an attractive prospect.



## EXISTING ACCOMMODATION

### FRONT PORCH

Quarry tiled floor, entrance door and surround screen, fitted with obscure glazing, with timber pediment above.

### ENTRANCE HALL - 5'2" x 7'8" (1.6m x 2.4)

Having woodblock floor with window to side. A short flight of stairs with hardwood handrail and decorative balustrade leads up to first floor. Another short flight of stairs with hardwood handrail leads down to lower ground floor.

### LOWER HALL - 2'8" x 8'8" (0.88m x 2.7m)

Comprising carpeted floor, radiator, having doors off to:

### LOUNGE - 16'7" x 12'4" (5.1m x 3.8m)

Woodblock floor, radiator, wall uplighters, coving. Open fireplace within a tile hearth with wooden mantle over. Large south facing window overlooking school playing fields at a much lower level. Window to side. French door opening onto the terrace.

### DINING-ROOM / BEDROOM 3 - 11'8" x 9'8" (3m x 3.6m)

Large south facing window overlooking school playing fields. Radiator. TV, VHF socket.



**KITCHEN / BREAKFAST ROOM – 7'8" x 15'7"**  
**(2.4m x 4.8m)**

A refitted kitchen with base storage and wall units, space for cooker, plumbing for washing machine, and dishwasher, vinyl floor, two windows to side. Worcester Bosch central heating gas boiler. Small traditional walk-in pantry with wall mounted shelving and window to side.

**OUTSIDE STORE – 3' x 4'3" (0.9m x 1.3m)**

Disused solid fuel store. Potential lockable storage cupboard.

**CLOAKROOM – 2'8" x 6'2" (0.87m x 1.9m)**

Low-level WC and pedestal wash hand basin with tiled splash-back. Linoleum flooring UPVC window and pendant light.

**FIRST FLOOR LANDING – 5'9" x 3'6" + 7'5" x 3'1"**  
**(1.8m x 1.1m + 2.3m x 0.97m)**

Comprising window, radiator, and ladder to loft. Airing Cupboard (0.6m x 0.9m) with hot water cylinder.



**Doors off to:**

**BATHROOM 5'9" x 5'2" (1.8m x 1.6m)**

Having window, heated towel rail, linoleum flooring, cast iron bath, with wall mounted Mira Sport shower with fitted shower screen. Low level WC, pedestal wash hand basin with tiled splash-back and pull light switch.

**BEDROOM 1 – 14'9" x 9'8" (4.5m x 3m)**

Corner pedestal wash basin. South facing window displaying a far reaching view.

**BEDROOM 2 – 13'7" x 12'4" (4.2m x 3.8m)**

Two windows; far reaching southerly views. Built in storage, pendant light.

**ROOF SPACE/ LOFT/ STOREROOM**

Access by loft ladder. Boarded floor with side window to side, could be used as additional sleeping area or office.

**GARAGE – 15'4" x 8'2" (4.7m x 2.5m)**

Integral garage with double doors, good size for single car. Also a designated parking space and visibility splay for the driveway.

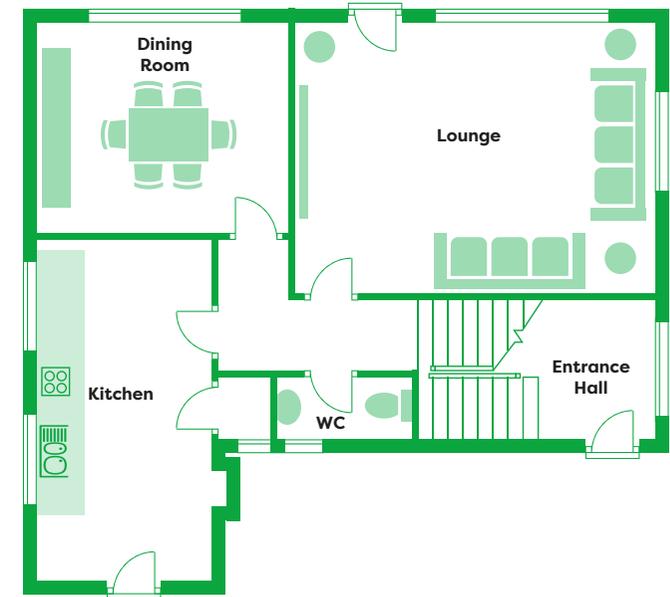
**Potential to convert garage into a third bedroom**

More detailed information and floor plans from the selling agents.

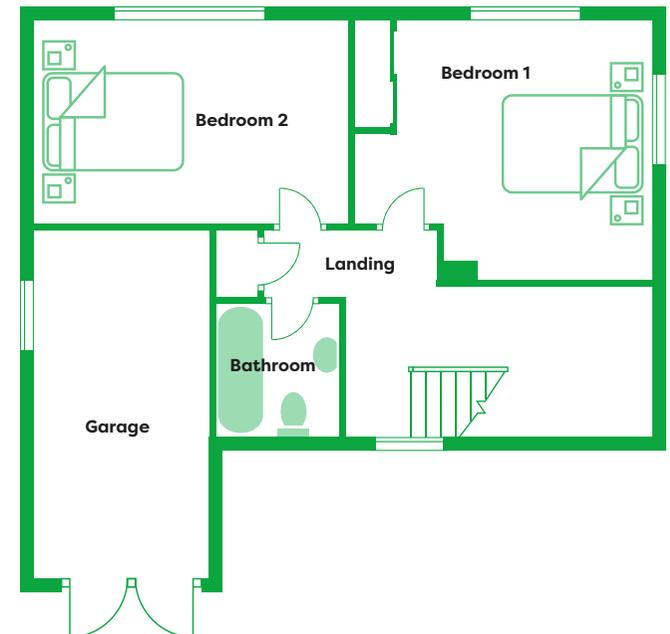
**TENURE**

Freehold with vacant possession

**GROUND FLOOR**



**FIRST FLOOR**





### Services

Merrimede, 7 Hergest Road, Kington, Herefordshire has mains water and drainage, mains gas and mains electricity.



### Council Tax

The property is assessed as Band D. The charging Authority is Herefordshire Council.



### Anti Money Laundering (AML)

A successful bidder will be required to provide information to satisfy the AML regulations when Heads of Terms are agreed.



### Guide Price

Offers invited over £325,000.



### EPC

BAND D – Average Energy Score of 60. Certificate Number: 3332-8325-3100-0345-6296



### Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

**Telephone 01432 267213 or  
Julian Owens 07855 744821**

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