

Mount Pleasant Farm, Kington, Herefordshire

BK Bruton Knowles

Superb detached farmhouse with large garden, multiple farm buildings set in 17.61 acres of grazing and woodland in stunning Herefordshire countryside





Illustrative Purposes Only

Mount Pleasant Farm, Kington, Herefordshire, HR5 3HF

Guide Price £995,000

A stunning brick and rendered detached farmhouse offering five bedrooms, hosting AirBNB guests, offering great short-term income. The property also benefits from several agricultural barns, all set in 17.61 acres of idyllic countryside on the Welsh borders.

Detached property with gardens, multiple farm buildings and land

INTRODUCTION

Bruton Knowles are delighted to receive kind instructions to offer for sale by Private Treaty Mount Pleasant, near Kington.

DESCRIPTION

Mount Pleasant offers a fantastic opportunity to acquire a large detached farmhouse along with several agricultural barns encompassed within 17.61 acres. The exterior comprises a rendered finish with slate pitched-roof, with frontage north-facing and pleasant lawned gardens and patio to the rear. There is ample car parking and turning space for four cars.

Accommodation extends to five bedrooms, four reception rooms, kitchen, dining room and three bathrooms. The farmhouse benefits from heating via a wood-pellet boiler, double glazing, septic tank and mains electricity and water. The farmhouse is currently let as an AirBNB, with bookings until the end of August.

Outside, the farmhouse is adjacent to the farmyard containing five outbuildings and barns of various sizes. The land consists of 12.92 acres of gently sloping pasture and 3.47 acres of some mature woodland and further young trees recently having been planted.

LOCATION

Mount Pleasant is less than a mile directly south of the rural market town of Kington, right on the Welsh borders, along Kingswood Road. The town provides a range of amenities including primary and secondary education, independent

eateries and shops, supermarket, medical practice and sports clubs.

Along the A44, connecting the West Midlands to Mid Wales, Kington is located right on the Welsh Border. Overlooking stunning scenery to Radnorshire and the Brecon Beacons, a number of walking and cycling routes are nearby, including the Offa's Dyke trail.

The nearest rail service is via Leominster (15 miles) connecting Shropshire to South Wales. A popular town for tourists in Hay-on-Wye is within 13 miles and the city of Hereford 20 miles, which offers further education, shopping, business and recreation. There is a local bus service connecting Kington with neighbouring towns.

GROUND FLOOR

The property is entered into via an impressive oak door leading to a hallway with tiled floor and storage under the staircase to the first floor.

Kitchen and Dining Room – fitted in 2002, the room has a tiled floor with windows overlooking the garden. There is an excellent range of wooden wall and base fitted-units, tiled splashbacks and worktop. The room also benefits from Newhome double electric oven with gas hobs, sink and drainer and space for a dishwasher and integrated fridge.

Study – this is a flexible carpeted space currently in use as a play room, with a log wood burner, radiator with dual aspect views.



W.C. – tiled-floor room benefitting from fitted sink and drainer with tiled splashbacks and base unit. Space currently allowed for washing machine and drier with loo.

Sitting Room – this is a carpeted room with pleasant views over the garden. The room also benefits from a woodburning fire and radiator.

Bootroom – accessible from the sitting room and kitchen, this room also provides access to the garden. Glazed on all exterior elevations.

Lounge– this is directly adjacent to the sitting room with carpet and radiator. There are double-doors and windows to the garden, and further door to the driveway.

Lounge/ Dinner/ Kitchenette – this room has the potential to be shut off from the sitting room and provide private accommodation.

It benefits from a kitchenette consisting of wall and base units, space for a fridge-freezer, microwave and sink. It also provides comfortable living space with oak floor, radiator, wood-burner and double doors to the garden and parking spaces. An oak staircase leads to the first floor.

FIRST FLOOR

First Bedroom – a carpeted landing from the stairs leads to a bedroom with carpet, benefitting from a radiator and windows overlooking the grounds.

Shower Room – shared bathroom with tiled floor and surround with window. It benefits from a sink, W/C, walk-in shower, mirrored cabinet and heated towel-rail.

The Further Living and Dining Room together with the Shower Room and First Bedroom, have the ability to provide private living space.

A carpeted inner hallway from this bedroom and shower room also leads to a larger landing area, which benefits from a radiator and large airing cupboard.

Master Bedroom – the master bedroom benefits from a radiator and a built-in wardrobe with views over the garden.

Bathroom – tiled floor with white-tiled surround with window. The bathroom also provides a bath, shower, heated towel-rail, mirrored cabinet above the sink with further integrated units below.

Third Bedroom – a double bedroom with a radiator, carpet floor and dual aspect windows overlooking the garden and grounds.

Fourth Bedroom – currently used as an office space, this is a single bedroom with a built-in wardrobe, radiator and is carpeted.

Fifth Bedroom – another double bedroom with window overlooking the grounds, with carpet and radiator.

The farmhouse benefits from mains water and electricity. There is private drainage via a septic tank. There are 12 solar PV panels on the roof which supply the house and provides on average £1,800 per annum in export and via the Feed-In Tariff. The farmhouse is heated via a 5-tonne wood-pellet boiler. All windows and doors are double-glazed.

OUTSIDE

The farmhouse, bought in 2006 and fully refurbished in 2009, is brick with a rendered finish and slate pitched roof. From the roadside is a concrete track, from which the house sits, with two gravelled parking areas which is ample for four vehicles.

There is a substantial raised lawned garden overlooking the retained fields with tiered flowerbeds and a large stepped patio and seating area, all accessible via multiple doors from inside.

On the south elevation is an extension, in keeping with the property which encompasses the pellet-boiler, installed 2019, which has been annually serviced since installation.





This offering comes with five outbuildings of differing sizes, profiles and uses. Each building benefits from electricity and water which is a combination of spring water and metered mains. Each building will be vacant upon possession.

Outbuilding 1 (27ft x 22'3ft approx.) – a steel-portal frame with concrete floor and sheet roof. It's elevations consist of concrete panels and block and Yorkshire Board exterior.

An ancillary 18'1ft x 11'7ft blocked building is insulated, boarded and currently in use as a den/workshop and benefits from a wood-burner.

Outbuilding 2 & 3 (105ft x 43'4ft approx.) – two adjoining large steel-portal barns with open frontage to the farmyard. It is internally partitioned with concrete-blocked and Yorkshire Board exterior and asbestos roof.

Outbuilding 4 (42'8ft x 28'7ft approx.) – steel-portal frame with internal divisions. Externally, the building comprises of concrete panel walls, Yorkshire Board and sheet roof. Additionally, a workshop is attached to the building externally, see floorplan (10'3 x 16'5).

Outbuilding 5 – (60ft x 30ft approx.) – also steel-portal framed with concrete floor, Yorkshire Board and concrete-panelled exterior with sheet roof. This opens to an enclosed livestock handling pen within the farmyard.

THE LAND

Set in 17.61 acres, accompanying the farmhouse and buildings is a range of grassland and mature and recent woodland.

There are five fields of pasture which have been reasonably grazed in the past. Field boundaries are largely defined by mature hedgerows, trees and stock fencing. Each field benefits from a gate into the adjacent field and all bar one are directly accessible from the farmyard.

There is approximately 3.6 acres of mature woodland and trees. Also, there is an additional 2 acres of new woodland which was planted in March of last year. These benefit from ongoing management via a woodland grant and require a spray around the trees for the next two years.



LOCAL AUTHORITY

Herefordshire Council

COUNCIL TAX

Band E

UPLIFT CLAUSE

The yard and buildings are subject to an overage of 30% for any future residential or commercial development value which is payable to the Vendor for 30 years from completion.

VIEWINGS

Strictly by appointment only. Please call agents Bruton Knowles on 01568 61007.

DIRECTIONS

If you're coming into Kington from Leominster on the A44, go straight on at the first roundabout and travel along Headbrook past the fuel station. Take the left on the bend before the bridge and travel along Kingswood Road for less than a mile, with Mount Pleasant on the left hand-side, shown by the agent's sale-board.

What3Words: ///sulky.playing.resolves

TENURE

Freehold – vacant possession available.

AGENT'S NOTE

Mount Pleasant is an owner occupier property which hosts AirBnB bookings, generating a gross revenue of £31,000 for the year. The house and gardens have taken bookings until the end of August 2024.

EPC

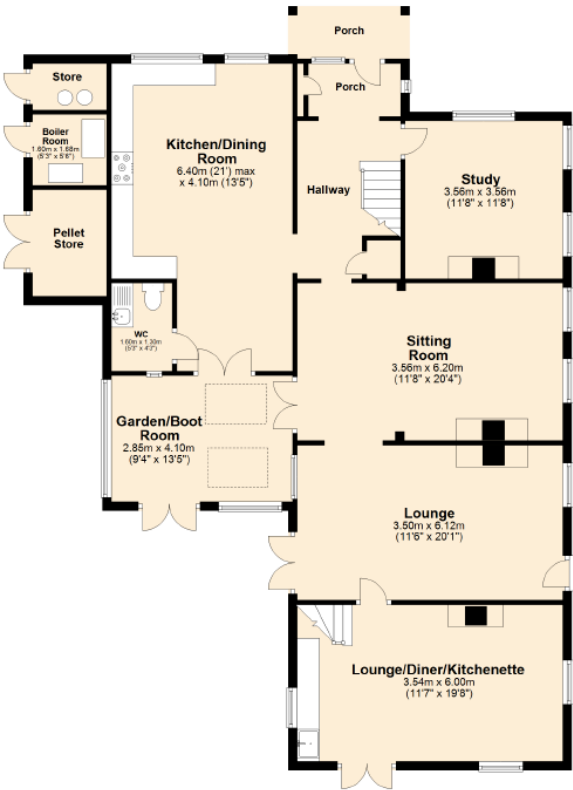
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



Ground Floor

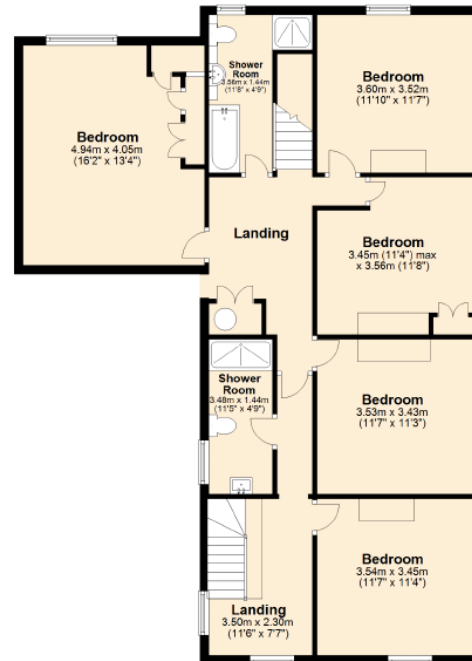
Approx. 142.8 sq. metres (1537.1 sq. feet)



Total area: approx. 250.1 sq. metres (2692.0 sq. feet)

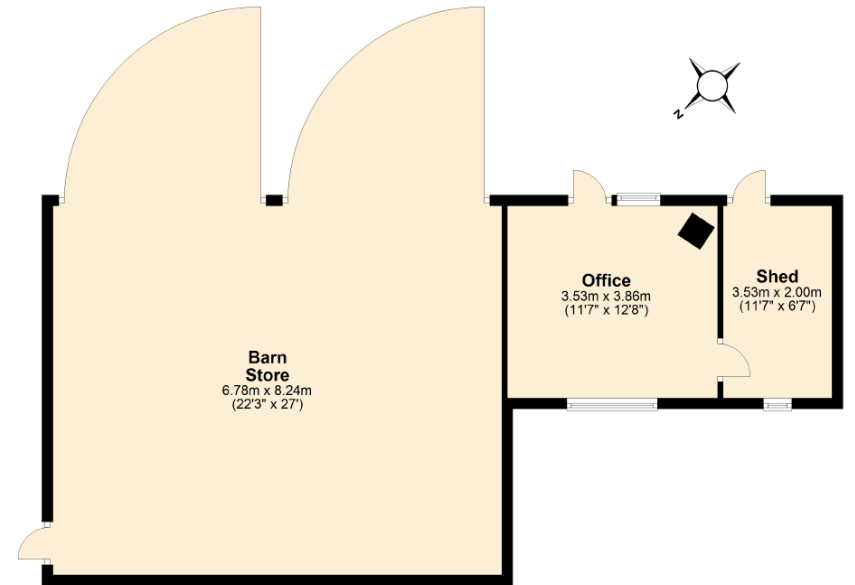
First Floor

Approx. 107.3 sq. metres (1154.8 sq. feet)

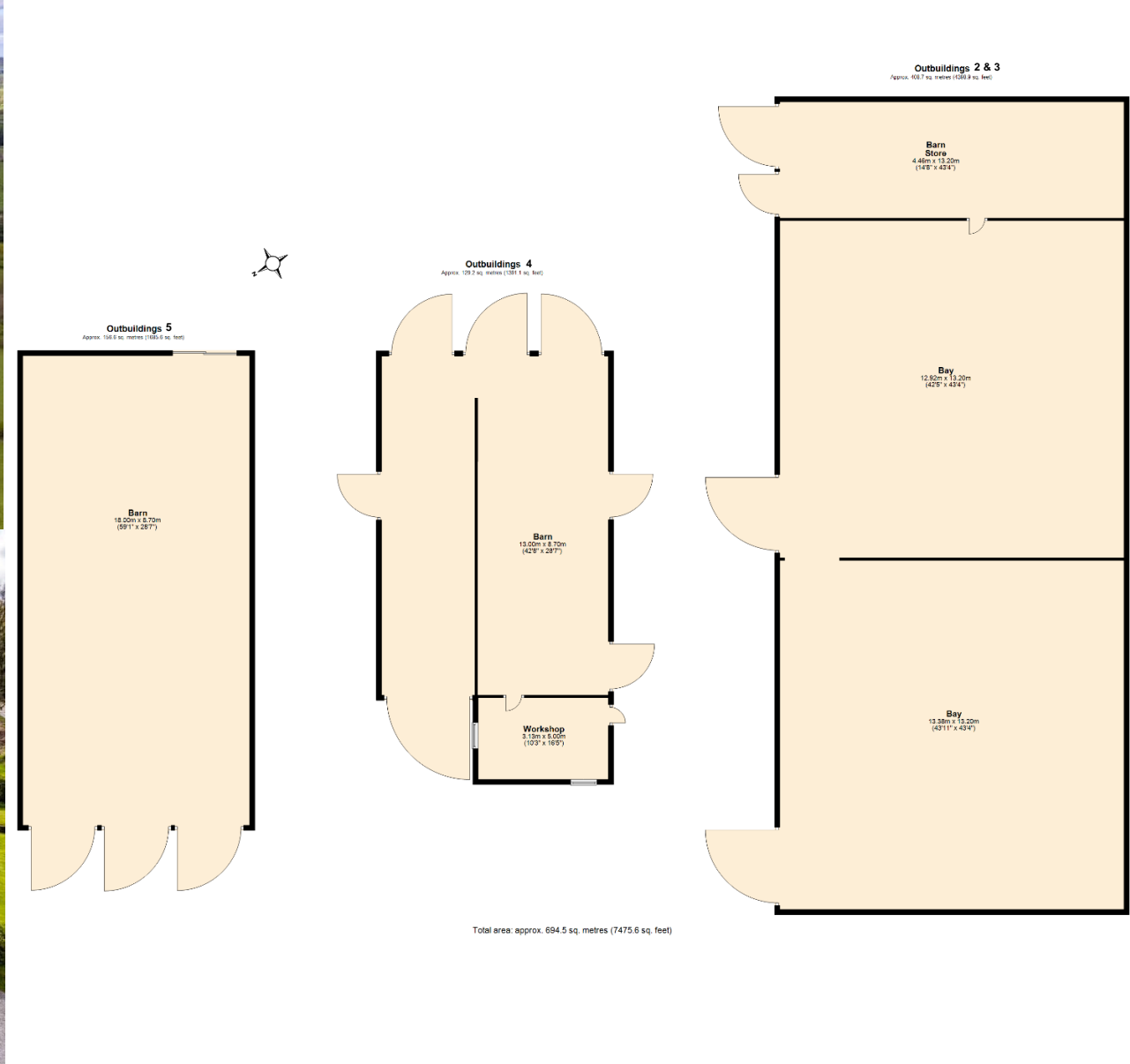


Outbuilding 1

Approx. 77.3 sq. metres (831.6 sq. feet)



Total area: approx. 77.3 sq. metres (831.6 sq. feet)



BRUTON KNOWLES

Easters Court,
Leominster,
HR6 0DE

Hannah Morgan MRICS FAAV
01568 610 007 / 07514 493039
hannah.morgan@brutonknowles.co.uk



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Illustrative Only – Not To Scale