ARROWBANK LODGE

KINGTON • HEREFORDSHIRE

BENGOUGH

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KINGTON ✦ HEREFORDSHIRE

A peaceful setting overlooking the meadow and river yet close to the town centre

Hall ✦ Open planned Kitchen and Dining Room

Conservatory ✦ Utility room ✦ Study ✦ Sitting room

Five bedrooms with five bathrooms (four ensuite)

Self-contained flat with bedroom ✦ Sitting room ✦ Bathroom
Study/bedroom ✦ Kitchen ✦ Utility

Dog Kennels ✦ Offices ✦ Fast broadband

Hay on Wye 12 miles ✦ Hereford 20 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

SITUATION

The historical market town of Kington, situated on the Welsh Marches, has increasingly become a popular tourist destination, particularly for walkers and cyclists.

The town describes itself as a centre for walking with its annual walking festival held in September. The Hay Festival is also now an international event and both towns lie along the Offa's Dyke Path, a national walking trail running the length of the Welsh Border.

HISTORICAL NOTE

Arrowbank Lodge known once as The Tan House, was indeed the site of the town's tannery, standing against the River Arrow. It is first and foremost a family house.

Spacious and light, the flexible and versatile accommodation has also allowed it to be operated as a very successful 4 star (Silver Award) Bed and Breakfast enterprise utilising the three double bedrooms on the first floor. With fast broadband speeds available the house is also perfect for working from home. In addition the self-contained flat has been let.

FOR SALE

Tanyard Lane runs alongside the river leading to three houses.

At the end of the short lane is Arrowbank Lodge with the drive sweeping past the house to a large car parking area. The glazed porch leads into the hall with the main staircase. The dining room with sliding doors out on to the patio is divided from the fully fitted kitchen by a serving bar. The conservatory also has a door to the front of the house. The utility room has a separate WC. The study also gives access to the boiler room which acts as an excellent drying room.

Beyond the attractive sitting room with its gas fireplace and bay window are two bedrooms each with their own bathrooms. These rooms would be ideal for an independent relative or amalgamated with the flat via the external door at the bottom of the stairs leading up to the apartment. Self-contained, the flat has in the past been let and comprises a living room with a balcony attractively overlooking the river, a study which could be a small single bedroom, a utility room, kitchen, bedroom and bathroom.

THE GROUNDS

Beside the front gate is an attractive seating area. At the other end beside the ample car park, there is an arrangement of buildings comprising 4 dog kennels and an office. A secluded secret garden lies behind these buildings.

SERVICES

Mains water, electricity and drainage. Gas fired central heating. The apartment is separately metered.

FIXTURES AND FITTINGS

The fitted carpets are included in the sale. Light fittings and curtains may be available by way of separate negotiation.

VIEWING

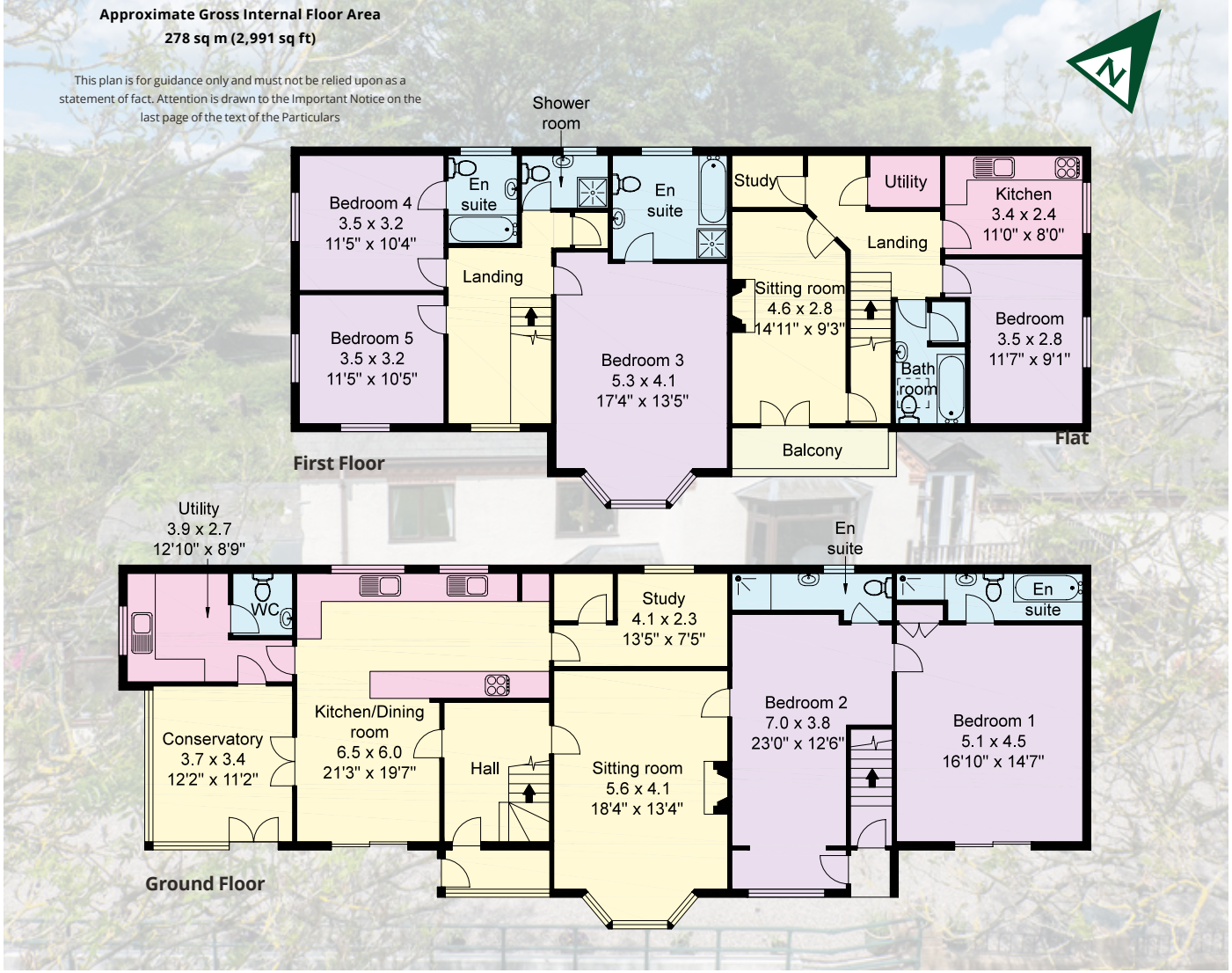
Strictly by appointment through the selling agent.

DIRECTIONS (HR5 3DX)

On entering the town from the southern end, Tanyard Lane is immediately on the right hand side as you cross over the river bridge. Follow this drive to Arrowbank Lodge.

Approximate Gross Internal Floor Area
278 sq m (2,991 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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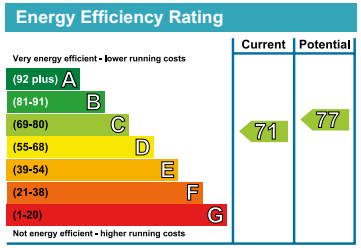

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