



The Dingle, Rushock, Kington, Herefordshire, HR5 3SB

Asking Price £445,000

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A characterful rural property offering a substantial renovation and improvement opportunity. The property comprises a four-bedroom cottage, a three-bay carport, extensive garaging with a self-contained flat above, and is set within approximately 2.6 acres of woodland and grounds.

The property has been restored and extended over the years to create its current form, but now requires a comprehensive programme of updating, refurbishment and modernisation throughout. Offering considerable scope for improvement, the property presents an excellent opportunity for those seeking a substantial and very rural home and project, with the potential to create a truly impressive country residence.

Location - The Dingle is situated in a rural location, accessed via a country track, near the hamlet of Rushock, just outside the historic market town of Kington. Surrounded by rolling Herefordshire countryside, the area offers excellent walking opportunities, including nearby Offa's Dyke Path and Rushock Hill. Kington provides a good range of local amenities, including independent shops, cafés, a medical centre, schools, and leisure facilities, while larger towns such as Leominster and Hereford are easily accessible by road. This location combines a peaceful countryside setting with convenient access to everyday services and superb opportunities for enjoying the outdoors.



Walk Inside

Ground Floor - The property is rich in character features throughout.

Upon entering, you are welcomed by a porch area with doors leading to a cloakroom fitted with a WC, wash hand basin, and housing the boiler. The kitchen, with a window to the side, offers a range of crafted wooden cupboards and drawers with work surfaces over, an inset sink with drainer, tiled flooring, and part-tiled walls. A door from the kitchen leads into the dining room, which enjoys large windows to two aspects, allowing plenty of natural light.

From the kitchen, there is access to two reception rooms. To the rear is a room with a door leading out to the rear of the property and windows to the rear and side. The larger reception room to the front features a striking stone fireplace set on a stone hearth, complete with an inset wood-burning stove and the original bread oven. A wooden door with stained glass detailing provides access to the additional porch at the front property.



First Floor –

Moving upstairs, the landing provides access to three double bedrooms, one single bedroom, and a family bathroom. The bathroom is part-tiled and comprises a bath, WC, pedestal wash hand basin,



Walk Outside

Access - Two driveways provide access to the property: the original gated driveway, which sweeps from the top down and around to the house, and a newer driveway, created some years ago on built-up land and tarmacked. Please note that there is some visible cracking to the newer driveway.

Gardens - The property is set within a mature and well-established plot, offering a variety of outdoor spaces with patios, planted areas, and trees, creating a private and tranquil setting. There is also scope for further enjoyment of the grounds, with additional areas that could be used in a number of ways to suit individual needs. Currently overgrown, the gardens offer huge potential for the keen gardener, with different levels, brick and paved areas, elevated sections, and the remnants of once-productive vegetable plots.

Outbuilding 1 - A sizeable garage/workshop offers two large double wooden doors, a single pedestrian door, and a window, with power and lighting connected.

Self-Contained Flat-

Situated above the garaging, this self-contained one/two-bedroom flat is accessed via a side staircase or the sloping driveway. The entrance leads into a hallway, with a good-sized bathroom comprising a bath and shower. The hallway continues to the first bedroom, which features a window and inset storage space, followed by a storage cupboard and on to a second bedroom to the front, also with a window. The kitchen is fitted with a range of units and worksurfaces, including an electric cooker and Velux roof lights, and opens into a spacious open-plan living and dining area.

(Layout not one the floorplan)

Outbuilding 2 /3 - A former cart shed with an adjoining wood store, an enclosed storage shed, and a three-bay open-fronted car port, offering versatile space for vehicles, workshop use, or general storage

Outbuilding 3 – (Not on the floorplan) What was the old garage is a good-sized, versatile space, providing further storage or workshop facilities.

Land- Along with good-sized gardens, there is an additional area of approximately 0.33 acres of gently sloping pasture. Currently overgrown, once maintained it could provide the option for small-scale animal husbandry, with roadside access. We have been advised that the paddock has been built up to level with gabion baskets, and care should be taken when walking on the land. On the opposite side of the track, there is a piece of steep woodland measuring approximately 0.82 acres. Please note that, although this is a registered title, due to the steepness of the land, we have not been able to inspect the woodland on foot.











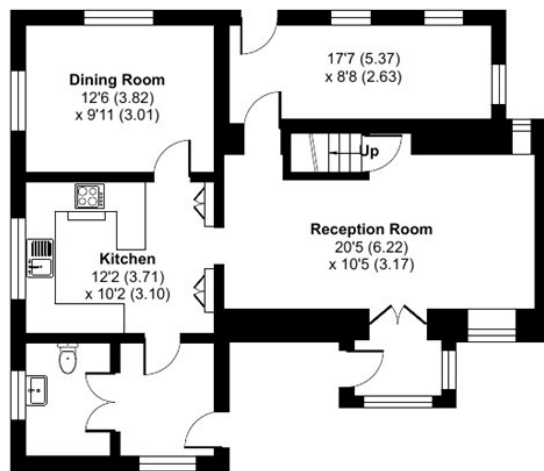
Rushock, Kington, HR5

Approximate Area = 1473 sq ft / 136.8 sq m

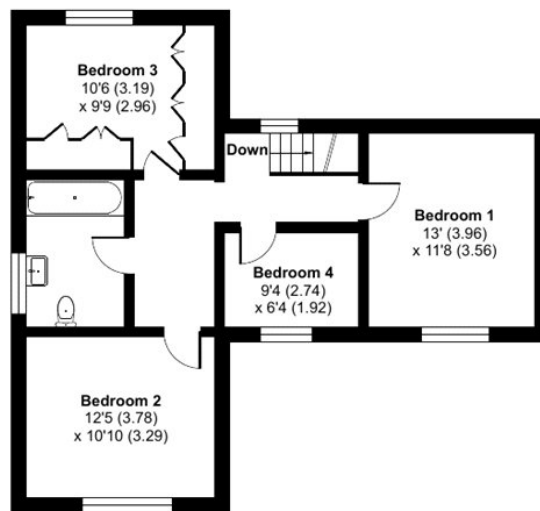
Outbuildings = 1453 sq ft / 135 sq m

Total = 2926 sq ft / 271.8 sq m

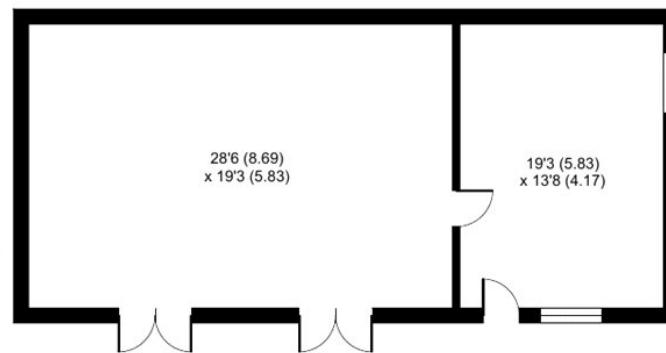
For identification only - Not to scale



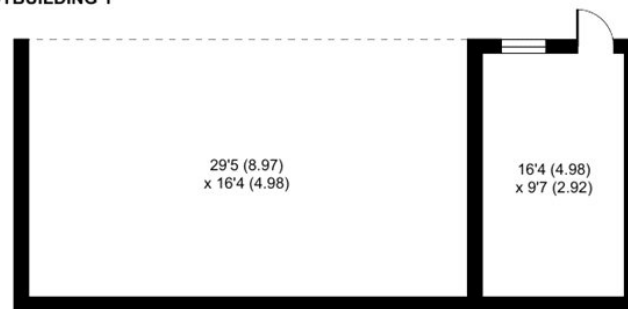
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1



OUTBUILDING 2 / 3



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for McCartneys. REF: 1340591

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



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LANDMARK INFORMATION

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Plotted Scale - 1:1750. Paper Size - A4

General

AGENTS NOTE: The property is being sold by Executors and, as such, we have limited information regarding the history and alterations to the property.

Due to the nature and layout of the land, we have not been able to inspect the full boundaries or perimeters. We are unable to confirm whether all necessary planning permissions and Building Regulations approvals have been obtained for any alterations, extensions or structures at the property.

We understand that Outbuildings 2/ 3, as identified on the floorplan, display significant cracking to the blockwork. We have also been advised that gabion baskets have been used in connection with the extension of the land.

The roadway constructed by the previous owner is understood to have substantial cracking to the tarmac surface.

Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the condition, construction, history and necessary consents relating to the property, outbuildings, land and roadway prior to proceeding with a purchase.

SERVICES: We believe the property is serviced by a private water supply via a spring, electricity, and private drainage.

I have been advised that no water or electricity is currently connected to the flat.

HEATING: Oil fired central heating.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band F

TENURE: We are informed that the property is of freehold Tenure.

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

VIEWING: By appointment through selling agents – McCartneys LLP: 01547 528621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

Directions: ///modern.suitcase.albatross

REFERRAL FEES:

McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Details Last Updated: Monday, 27 July 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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