



21 Arrow View, Lower Hergest, Kington, Herefordshire, HR5 3ER

Offers in the Region of £172,000

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A semi-detached property offering accommodation comprising entrance hallway, living room, kitchen/dining room, ground floor shower room, three bedrooms, and family bathroom. The property provides a relatively blank canvas, ready for new owners to put their own personal stamp on it. To the front of the property there is a driveway providing private off-road parking, together with enclosed garden to the rear.

The property is ideally positioned for those seeking a quieter setting with attractive rural surroundings, whilst still benefiting from access to neighbouring market towns and the wider road network into Hereford, Leominster, and Mid Wales.

Arrow View is a small residential cul-de-sac situated within the rural hamlet of Lower Hergest, approximately 2 miles from the popular market town of Kington. Enjoying a pleasant countryside setting, the area offers a semi-rural lifestyle whilst remaining conveniently accessible to a range of everyday amenities.

Kington provides a good selection of independent shops, supermarkets, public houses, cafés, primary and secondary schooling, medical facilities, and leisure amenities. The area is well regarded for its surrounding countryside, with nearby walking and riding routes including Hergest Ridge and Offa's Dyke Path.



Walk Inside

Ground Floor - Entering through the UPVC front door into the entrance hall, with staircase rising to the first floor and door leading to the living room, with window to the front. Having an inset woodburning stove, laminate flooring, and being a bright and well-proportioned room, a door leads through to the kitchen/dining room with window to the rear enjoying garden views.

The kitchen offers a selection of modern base and wall-mounted cabinets, a stainless steel single drainer sink unit with splashback wall tiling, space for a cooker, fridge freezer, and laundry appliances, vinyl flooring, and ample space for a table and chairs.

From here, a door leads to an inner hall with a useful storage area and door to the practical ground floor shower room, fitted with a white suite comprising WC, wash hand basin, and shower tray with electric shower, together with vinyl flooring. A further door leads out to the rear garden.



First Floor - Stairs rise to the first floor landing area, with window to the side, access to the loft space, and doors leading to the three bedrooms and bathroom.

The principal bedroom has a window to the front and is a good-sized double room. Bedroom two is located to the rear of the property, benefiting from views over the garden, and is again a double room with useful fitted storage cupboards. Bedroom three is positioned over the staircase and could serve as a small single bedroom, though it would also make an excellent home office or dressing room.

Lastly, the bathroom with an obscure window to the rear and is fitted with a white suite comprising a panel-enclosed bath, pedestal wash hand basin, and WC, together with half-height splashback wall tiling and vinyl floor covering.



Walk Outside

Parking - To the front, the property benefits from a gravelled driveway providing off-road parking and creating a low-maintenance area.

Garden - Benefiting from side access via a full-height wooden gate to the rear, the garden is currently a blank canvas, comprising a hardstanding area immediately to the rear of the home together with a level lawned area bordered by wooden fencing and enjoying a lovely outlook.

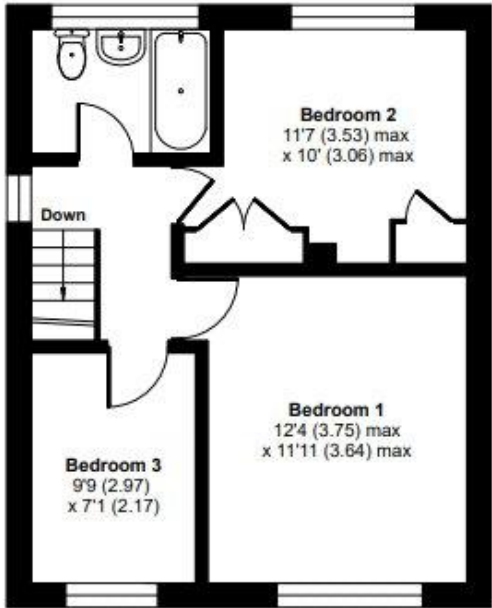
An ideal space for the keen gardener, whilst equally offering an easy-to-maintain outdoor area.



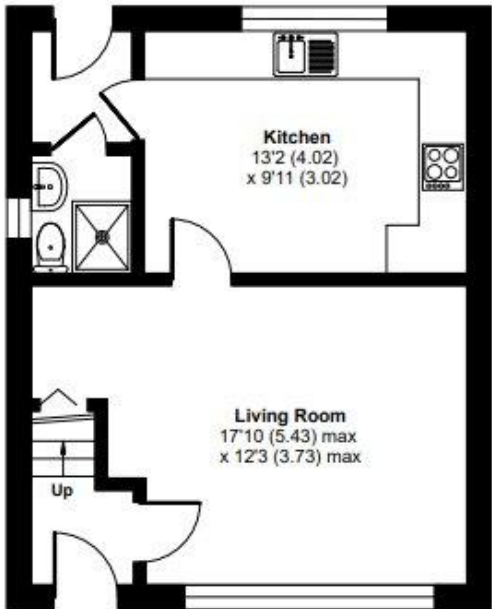
Arrow View, Lower Hergest, Kington, HR5

Approximate Area = 806 sq ft / 74.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	52 E	
21-38	F		
1-20	G		



General

SERVICES: We are informed that the property is connected to We are informed that the property is connected to Mains electric and water. Private drainage

HEATING: Electric panel heaters and Wood burning stove

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

COUNCIL TAX: Band B Set under Hereford County Council.

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: 01547528621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

Directions: What3words- ///sunshine.lucky.outnumber

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, 29 June 2026

NOTE TO BUYERS: AML checks will be undertaken for successful buyers and there is a nominal fee per person payable.

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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