

McCartneys
Property

The Rhyse, 4 Southwalk, Kinnerton, Presteigne, Powys, LD8 2PE

Asking Price £195,000

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A semi-detached three-bedroom home requiring updating and modernisation, offering an excellent opportunity to create a spacious family home in a delightful rural setting with lovely countryside views.

Kinnerton is a charming rural village, offering an idyllic setting surrounded by rolling farmland and unspoilt countryside. The village enjoys a welcoming community atmosphere whilst remaining conveniently positioned for access to a range of nearby market towns.

The popular market town of Kington lies just a short drive away, providing a good selection of independent shops, supermarkets, cafés, public houses, a medical centre, primary and secondary schools, and a variety of everyday amenities. The historic town of Presteigne and the county town of Hereford are also within easy reach, offering a wider range of shopping, leisure and recreational facilities. The village also benefits from a bus service, providing an additional transport option for local travel.

The surrounding countryside provides excellent opportunities for walking, cycling and horse riding, with numerous public footpaths and quiet country lanes to explore. The nearby border landscape is renowned for its natural beauty, making the area particularly appealing to those seeking a peaceful lifestyle whilst remaining well connected.

Kinnerton is well placed for those looking to enjoy the benefits of rural living without complete isolation, with convenient road links to Herefordshire, Powys and the surrounding border counties.





Walk Inside

Entering through the front door, you are welcomed into the entrance hall, where the staircase rises to the first-floor landing. To the left is the family wet room, comprising a pedestal wash hand basin, WC and shower with wall panelling, together with a double-glazed window to the front elevation.

Returning to the entrance hall, the first reception room offers a versatile space that could be utilised as a home office, ground-floor fourth bedroom or an additional sitting room, depending on individual requirements.

The second reception room is currently used as the main living room. Subject to the necessary consents, there is excellent potential to incorporate the adjoining kitchen to create a spacious open-plan kitchen and dining area. Two windows overlook the rear garden, and there is further scope to enhance the space with French or bi-fold doors opening onto the garden, subject to the necessary consents.









The kitchen is fitted with a range of base and wall units incorporating a stainless steel sink, together with space and plumbing for laundry appliances and space for an electric cooker. A particular feature is the generous walk-in pantry, providing excellent practical storage. A door from the kitchen leads into a useful side porch with two built-in storage cupboards, offering additional storage or the potential to be reconfigured to suit individual requirements. Doors provide access to both the front and rear gardens.

Stairs rise to the first-floor landing, where three bedrooms are located. The principal bedroom enjoys a lovely rear aspect with two windows framing attractive countryside views and offers generous space for a double bed and additional furniture. Bedroom two is also positioned to the rear, benefiting from similar rural outlooks and providing another comfortable double bedroom. Bedroom three overlooks the front of the property and is a well-proportioned room, suitable as either a double or a generous single bedroom.

Completing the first floor is a separate WC with wash hand basin.

Overall, this is a home requiring updating and modernisation, although it benefits from the majority of the windows having been replaced with double glazing approximately five years ago. Offering flexible accommodation, attractive countryside views and excellent scope for improvement, the property presents a fantastic opportunity for purchasers to create a wonderful family home in a delightful rural setting. Ready for its next chapter, it provides an exciting opportunity for buyers to put their own stamp on the property and create a home tailored to their individual tastes and requirements.















Walk Outside

The gardens are a significant feature of this property, occupying a substantial plot with reasonably level lawned gardens to both the front and rear.

The front garden offers excellent potential to create extensive driveway parking or, subject to the necessary consents, a substantial garage or workshop if required. A particularly attractive feature is the outlook towards the village pond, providing a delightful aspect from the front of the property.

Side access leads to the generous rear garden, which is principally laid to lawn with a selection of established shrubs and bushes. The garden is enclosed by mature hedging, with stock fencing to the rear boundary, allowing for lovely far-reaching views across the surrounding countryside.

The gardens offer enormous potential for purchasers to create an attractive outdoor space to suit their own requirements, further enhancing what is already a wonderful rural setting.



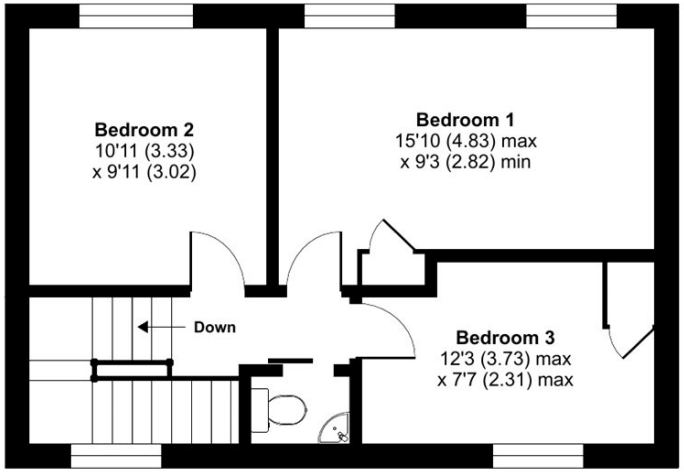




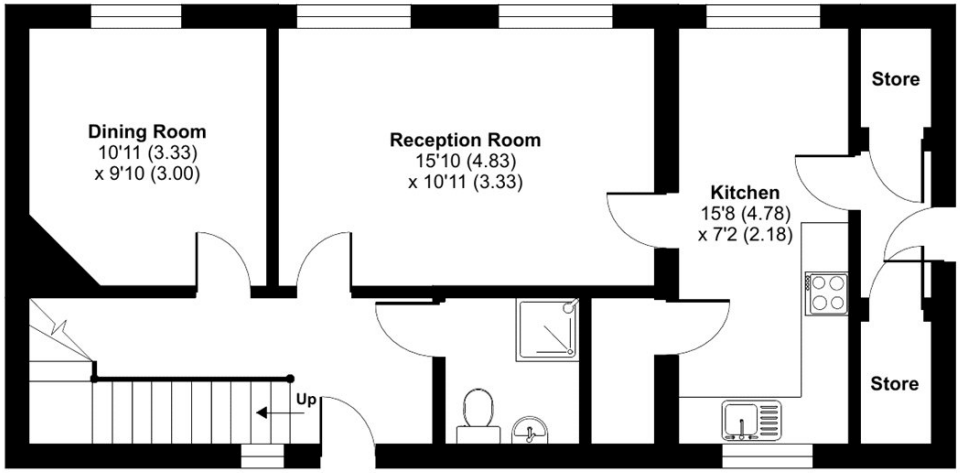
Southwalk, Kinnerton, Presteigne, LD8

Approximate Area = 1125 sq ft / 104.5 sq m

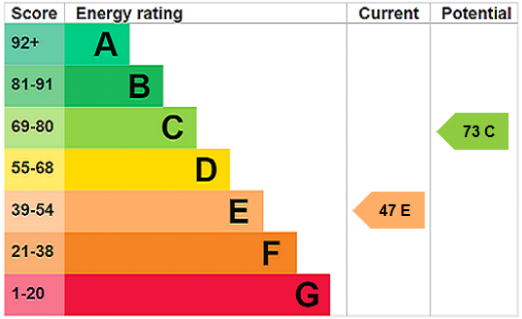
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



McCartneys Property

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for McCartneys. REF: 1482770

General

SERVICES: We are informed that the property is connected to Mains electricity, water, drainage to shared septic tank.

HEATING: Electric Economy 7 storage heaters.

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

COUNCIL TAX: Band C

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: ///mascot.inflating.daydreams

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: Thursday, 02 July 2026

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

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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