



48 Llewelin Road, Kington, Herefordshire, HR5 3AB

Offers in the Region of £255,000

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A well-presented and extended three-bedroom home, situated in a popular residential area of Kington, offering spacious and well-balanced accommodation arranged over two floors. The property benefits from well-maintained, low-maintenance gardens to the front and rear, together with private enclosed parking and a single garage, making it an ideal home for families, first-time buyers or those seeking a comfortable home in a popular location.

The historic market town of Kington is set in the rural landscape of Herefordshire, close to the English/Welsh border. Kington offers a range of independent shops, cafes, a post office, library, supermarkets, a doctors' surgery, and a leisure centre, as well as nursery, primary, and secondary schooling.

Renowned as a hub for walking, more long-distance paths converge on Kington than in almost any other place in the UK. The town also hosts numerous festivals throughout the year, celebrating walking, the arts, vintage vehicles, music, local food, and drink, and even boasts its own annual agricultural show.



Walk Inside

Entering through the front porch, a practical and useful space, a further front door leads into the reception hall, with staircase rising to the first floor and a door leading through to the living room.

Spanning the full width of the house, the living room is a lovely, light-filled space, with a window to the front and sliding patio doors opening to the rear. A central fireplace, currently blocked up, could potentially be reinstated if desired.

Returning to the reception hall, a glazed door leads into the kitchen/dining room, which benefits from useful understairs storage, tiled flooring and a range of base and wall cupboards. There is space for a fridge, gas cooker and extractor over, together with a tiled splashback and stainless steel sink and drainer. The room also benefits from windows to both the front and rear, together with a door leading to the utility room.

The utility room is a practical addition, with base cupboards, housing the boiler and laundry facilities, a window to the rear and a door leading out to the rear garden.



Moving upstairs to the central landing, the principal bedroom is accessed via the en-suite bathroom. The en-suite is a good-sized room with a white suite comprising WC, pedestal wash hand basin and shower unit with glazed screen, together with tiled splashbacks and an electric shower. An obscure window overlooks the rear, while a door leads through to the principal bedroom, which spans the full width of the home and benefits from windows to three aspects.

Moving back through to the central landing and into Bedroom Two, again a good-sized double room with a window to the front aspect and benefiting from built-in wardrobes.

Bedroom Three is also a good-sized double room, with a cupboard housing the hot water tank, a further airing cupboard and a useful shelved alcove space.

Also accessed from the landing is the separate WC and bathroom, again comprising a white suite with panelled bath with shower over, tiled splashbacks, vanity wash hand basin and an obscure window to the rear.

All in all, this is a deceptively spacious home, benefiting from the full-height side extension and offering further potential for enhancement, depending on the buyer's requirements.



Walk Outside

Gardens - A gate opens onto a shared pathway, with steps and a concrete path leading to a further gate and the front garden. The well-presented front garden is enclosed by mature hedging and wooden fencing, with a level lawn, mature decorative shrubs and bark borders. Paved pathways run around the front of the house, leading to an additional side gate and access to the rear.

The rear garden has been predominantly laid to tarmac, creating a particularly generous and low-maintenance outdoor space. Fully enclosed by wooden perimeter fencing, it offers a good degree of privacy and ample space for outdoor seating and entertaining. A decorative pergola creates a sheltered seating area adjacent to the house, while pedestrian access is available from the utility room and via sliding doors from the living room.

Full-height solid wooden gates provide vehicular access to the rear garden and single garage, with the extensive hardstanding offering potential for parking. The property also benefits from a good-sized workshop, accessed via wooden opening doors and providing useful workspace and storage, together with a further garden shed.

Garage - With wooden opening doors, power and lighting, the garage provides single-vehicle parking and could equally be utilised as a useful workshop. The garage further benefits from hot and cold running water, fitted cupboards and a workbench, together with a door providing access to the front garden. Subject to the necessary consents, it may also offer potential for conversion to additional accommodation.

Parking - The enclosed rear hardstanding provides a good amount of parking, while additional on-street parking is available nearby.





Llewellyn Road, Kington, HR5

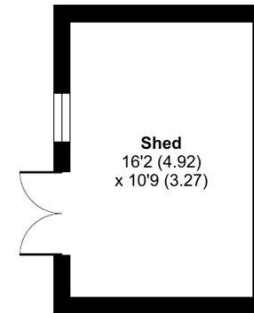
Approximate Area = 1205 sq ft / 111.9 sq m

Garage = 191 sq ft / 17.7 sq m

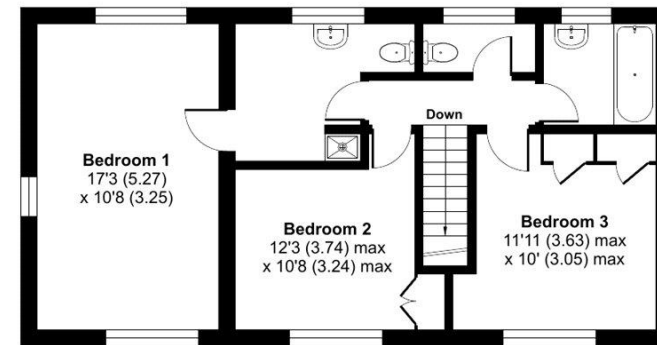
Outbuilding = 173 sq ft / 16.1 sq m

Total = 1569 sq ft / 145.7 sq m

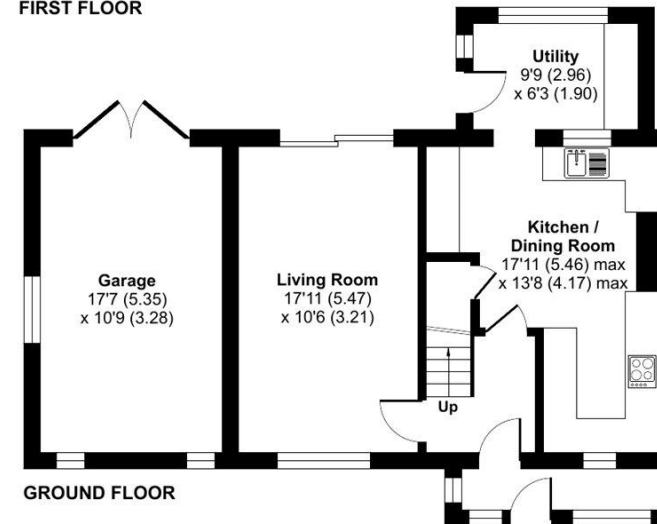
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR

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

71 C

78 C



General

SERVICES: We are informed that the property is connected to Mains electricity, gas, water and drainage

HEATING: Gas 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 B, set under Herefordshire 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: 01547 528621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

Directions: What3Words- ///glass.precluded.voted

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.

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

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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