



11 The Square, Kington, Herefordshire, HR5 3BA

Offers in the region of £349,950

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Charming Period Cottage in a Central Location with Annexe, Courtyard Garden, and Generous Rear Garden – No Onward Chain.

Occupying a prominent position this beautifully presented cottage blends historic charm with modern convenience. The attractive double-fronted façade features distinctive bay windows and a unique canopy porch, creating a striking first impression.

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.

The nearby town of Presteigne is just 6 miles away, while Hay-on-Wye, home of the famous literary festival, is 12 miles away. The historic market town of Leominster is around 16 miles away, and the cathedral city of Hereford, offering a wider range of retail, educational, and recreational facilities, is approximately 20 miles away.



Walk Inside

Ground Floor - Entering through an open porch with ornate trellising, you are welcomed into the entrance hallway, with two doors leading off to the reception rooms.

To the left is the living room, featuring a bay window to the front, a striking stone fireplace with inset wood-burning stove, a single exposed ceiling timber, and wooden flooring.

To the right is a versatile room, ideal as a dining room or for alternative use depending on the purchaser's needs. This room also boasts a bay window to the front, an exposed brick fireplace with stone hearth and electric stove, and a single exposed ceiling timber.

From the inner hallway, a door leads down to a useful cellar, ideal for storage. Continuing through the hallway brings you to the kitchen, which offers a good range of cupboards and drawers, a fitted electric oven with gas hob and extractor fan over, tiled flooring, and space for a dining table. A window and door provide access to the rear courtyard. The property also benefits from a ground floor wet room, featuring tiled flooring, part-tiled walls, and a modern shower area—ideal for practical everyday use.



First Floor - Ascending to the first floor, you are welcomed by a generously sized landing—an ideal space that could easily be utilised as a home office, if desired. A built-in storage cupboard offers practicality, while doors lead off to the family bathroom, which is fitted with a white suite comprising a WC, bidet, pedestal wash hand basin, panelled bath, and a shower, with part-tiled walls. Two well-proportioned bedrooms are also found on this floor, both enjoying sash windows overlooking the front and showcasing exposed ceiling timbers that add to the property's charm.

From the landing, stairs rise to the converted attic, which offers a versatile additional space complete with WC, wash hand basin, and built-in storage. Whether used as a guest room, hobby space, or study, this room is both practical and flexible.



Walk Outside

Annexe - Accessed from the rear courtyard is a beautifully finished annexe, completed to a high standard and including its own shower room. This excellent addition to the property offers fantastic potential for a self-contained living area—ideal for multigenerational living—or alternatively, it would make an outstanding home office, creative studio, or hobby room.

Garden - 11 The Square boasts a charming and unexpectedly generous plot. To the front, wrought iron railings enclose a formal entrance terrace—an ideal spot for watching the world go by. To the rear lies a garden, an exceptional feature for a town centre property. Immediately beyond the house, a private courtyard provides a perfect space for morning coffee or evening relaxation, with the added benefit of being low-maintenance. Beyond this, a long and well-proportioned garden offers space for practical amenities and exciting potential for keen gardeners. This green haven could be beautifully developed into a productive or ornamental garden. Whether used for entertaining, growing your own, or simply enjoying the outdoors, it represents a rare and valuable asset in such a central setting.

Parking - On-street parking is available directly in front of the property, offering a generous number of spaces for residents and visitors alike.



ATTIC PICTU





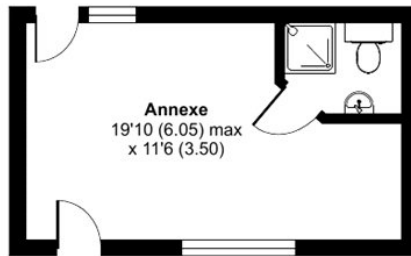
The Square, Kington, HR5

Approximate Area = 1984 sq ft / 184.3 sq m

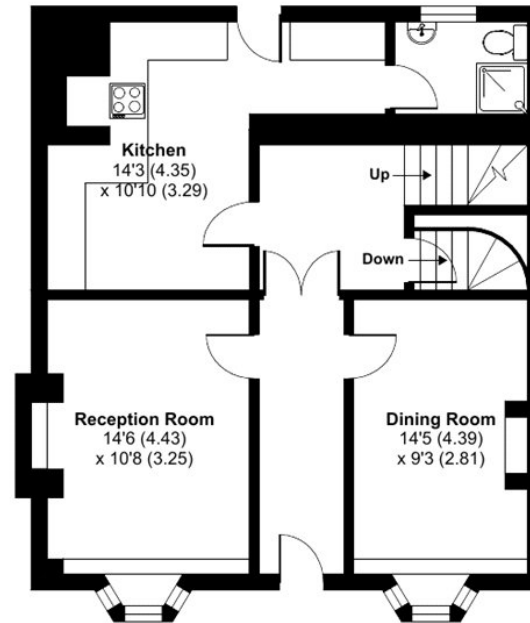
Outbuilding = 228 sq ft / 21.2 sq m

Total = 2212 sq ft / 205.5 sq m

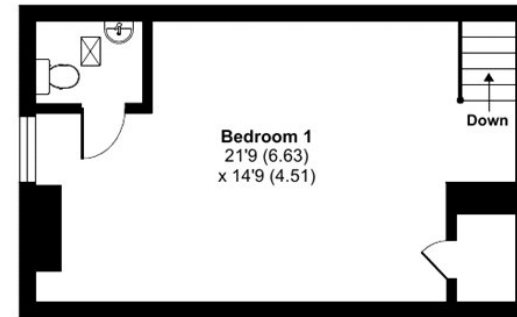
For identification only - Not to scale



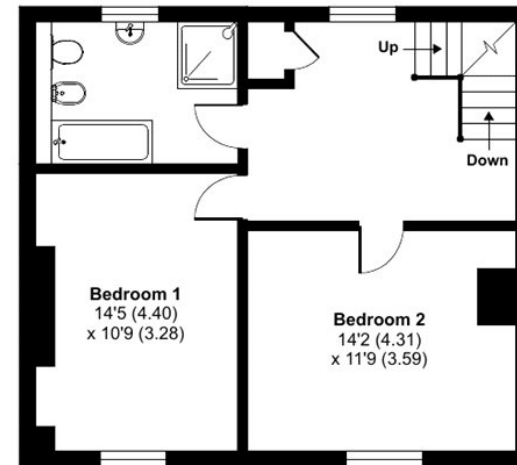
LOWER GROUND FLOOR



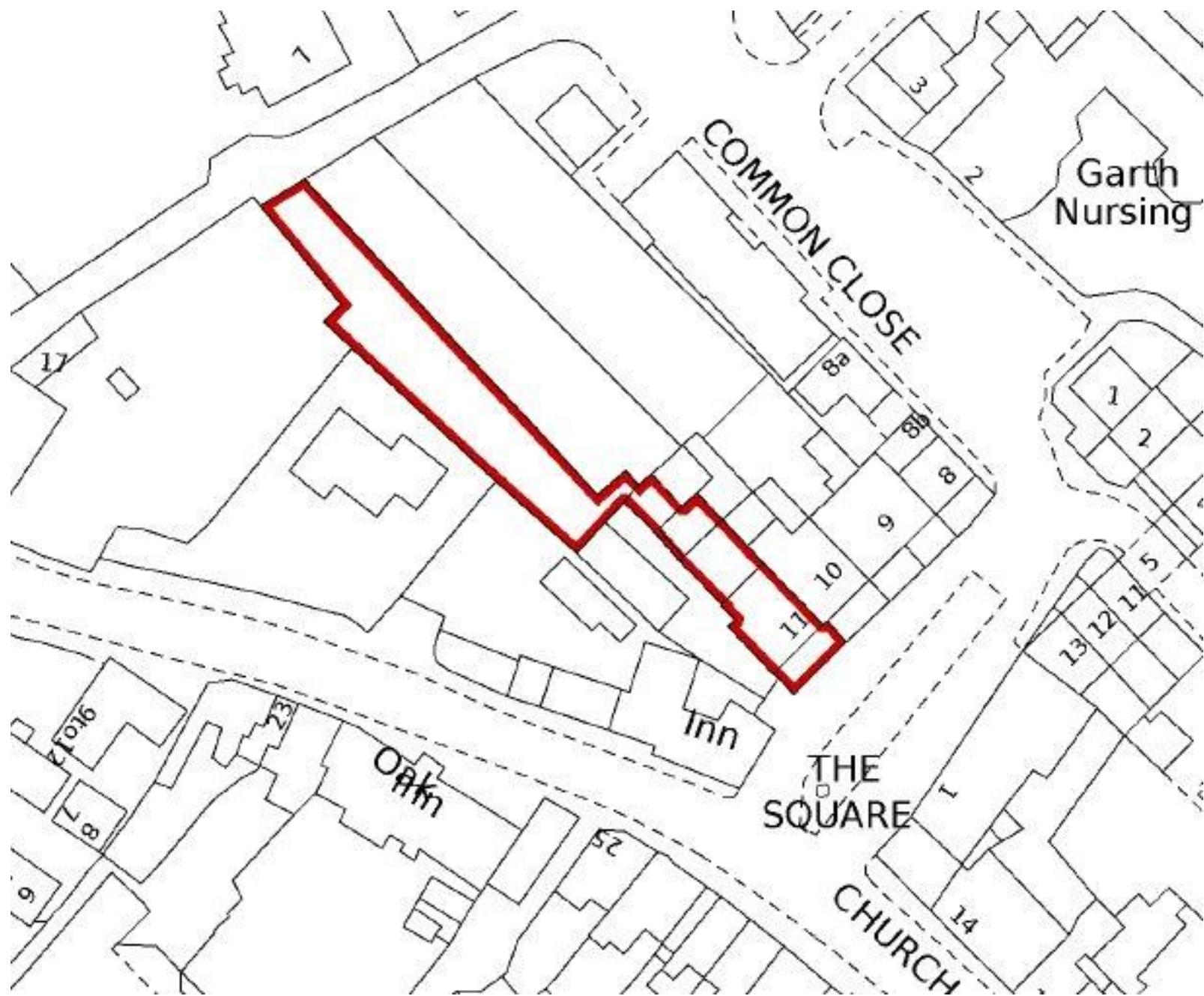
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



General

AGENTS NOTE: A Right of Way is shown on the Land Registry title deeds as existing from the neighbouring property to Stable Cottage (the property to the left). We have been advised by our sellers that they believe this was extinguished when they bought Stable Cottage from its former owners, who also owned the property on the left.

AGENTS NOTE: A small portion of the rear garden is being retained for a neighbouring property. However, we feel this does not affect the usability of the garden, which still remains a very generous size.

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 D

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- ///margin.drainage.crafts

From McCartneys Office proceed down the High Street, bearing right into Church Street. Take the first right into the The Square. Follow round to the left and the cottage is directly in front of you.

www.mccartneys.co.uk

carly@mccartneys.co.uk



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, 07 May 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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MCCARTNEYS LLP

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