



7 Market Hall Street, Kington, Herefordshire, HR5 3DP

Offers in the region of £198,000

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A deceptively spacious and characterful 2/3 bedroom terraced cottage, offering versatile accommodation with a range of original features alongside modern additions including double glazing. The property also benefits from a rear garden and is conveniently located for the town's amenities.

Located just a short walk from the town centre, where you'll find a variety of shops, cafés, pubs, and essential services, including a doctor's surgery, pharmacy, and post office. Kington also benefits from good transport links, with regular bus services connecting to surrounding towns and villages. The area is renowned for its scenic walking routes and breathtaking rolling border countryside, making it perfect for outdoor enthusiasts. The charming town of Presteigne is just 6 miles away, while the historic market town of Leominster lies 16 miles to the south.



Walk Inside

Entering through the front UPVC door, you are welcomed into the central hallway, with quarry tiled flooring and wooden wall panelling. To the left is the living room, featuring wood-effect flooring, a window to the front and an attractive feature fireplace.

Moving through to the kitchen, this is a particularly good-sized room spanning the full width of the property, with the quarry tiled flooring continuing through. A lovely feature of the room is the original bread oven with surround, adding to the character of the property. The kitchen is a light and bright space, with the original sash window retained, together with a range of base and wall units, inset electric oven and gas hob, stainless steel sink and drainer, space and plumbing for a dishwasher, and a useful understairs pantry.



Continuing through to the extension, this is a fantastic addition to the original property and really adds to the overall space and versatility of the accommodation. With windows and French doors opening onto the rear garden, extensive roof lights with fitted blinds and wood-effect flooring, this space is currently utilised as a dining room but could lend itself to a variety of uses depending on the buyer's requirements.

First Floor - From the central hallway, the staircase rises to the first floor. The main bedroom is positioned to the front of the property and is a good-sized double room, with a window overlooking the front and a feature fireplace.

Bedroom Two is a versatile room which could accommodate a double bed, although it may be more suited to use as a single bedroom or home office, depending on the buyer's requirements.

The family bathroom is fitted with a white suite comprising pedestal wash hand basin, WC and panelled bath with shower over. There is wall tiling to the shower area, with wooden wall panelling to the remaining wall.

From the first-floor landing, a further staircase rises to the loft space. This useful additional area has a Velux window and carpeting, providing further flexibility to the accommodation and lending itself to a variety of uses.

Overall, this is a deceptively spacious cottage, benefiting from modern additions such as double glazing, whilst retaining many original features, including the original doors, fireplaces and flooring. The property offers good-sized and versatile accommodation, with plenty of character throughout.





Walk Outside

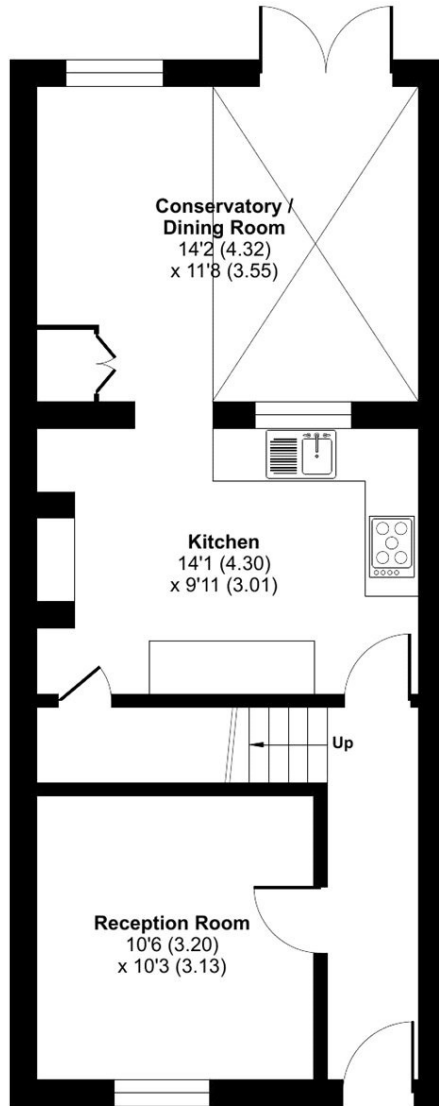
Rear Garden - The rear garden is enclosed by wooden fencing and is mainly laid to gravel, with a pathway leading through to a patio area and established vegetable beds in situ. Overall, this is a useful, low-maintenance good sized garden to enjoy, with scope to further enhance to suit individual requirements.



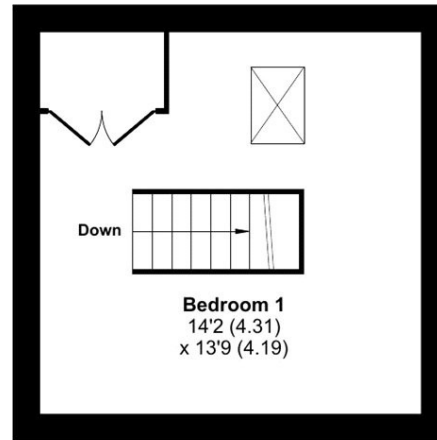
Market Hall Street, Kington, HR5

Approximate Area = 1061 sq ft / 98.6 sq m

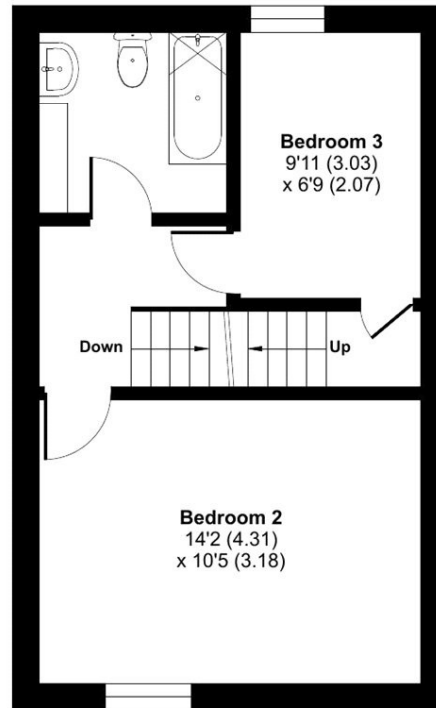
For identification only - Not to scale



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



General

AGENTS NOTE: The property is situated within the Kington Conservation Area.

SERVICES: We are informed that the property is connected to mains gas, electricity, 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 A, set under Herefordshire County Council

TENURE: We are informed that the property is of freehold Tenure.
Two Titles - HW163173 / HE24039

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- ///cavalier.mats.discrepancy

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: Thursday, 17 September 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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