



Holters

Local Agent, National Exposure

The Foyce, Gladestry, Kington, HR5 3NS

Offers in the region of £750,000



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A wonderfully attractive Grade II Listed former farmhouse offering 6 bedrooms across 3 floors, approx. 6 acres of gardens, woodland, orchard and pasture, together with a traditional barn, babbling brook and beautiful countryside views. A superb lifestyle opportunity.

Key Features

- Detached, Grade II Listed, Former Farmhouse
- Set Within Approx. 6 Acres
- 6 Bedroom Country Home
- Wonderful Lifestyle Purchase
- Beautiful Gardens, Woodland, Orchard & Field
- Traditional Barn & Outbuildings
- Far-Reaching Views Across Surrounding Countryside
- Wealth of Original Character
- Available with No Upward Chain
- Just Outside the Popular Village of Gladestry

The Property

There are properties that tick boxes, and then there are those that quietly change your idea of what home could be. The Foyce belongs firmly in the latter!

Believed to date back to the early-18th Century and Grade II Listed, this wonderfully attractive former farmhouse occupies a rural position just outside the village of Gladestry, enjoying beautiful views across the surrounding countryside and hills. Having been lovingly cared for by the current owners since 2001, it remains a home of immense warmth and authenticity, where centuries of history are evident in almost every room.

Original fireplaces, exposed stonework, timber beams, flagstone flooring, wide wooden floorboards, beautifully crafted leaded windows and an impressive staircase all serve as reminders of the property's rich heritage, while the expansive accommodation spans across three floors, offering six bedrooms, spacious reception rooms and a wealth of versatile living space. Whether you are searching for a sizeable family home, somewhere to welcome visiting family and friends or simply a property that provides room to grow, The Foyce offers

the flexibility to suit a variety of lifestyles.

Adjoining the house is a substantial traditional barn, providing excellent storage, workshop or hobby space and lending itself to a variety of alternative uses, while a detached three-bay garage/carport and a further storage shed provide all the practicality one would hope for from a country home.

Yet, as special as the farmhouse undoubtedly is, it is what lies beyond the front door that truly captures the imagination... Extending to approximately 6 acres, the beautifully landscaped gardens have clearly evolved over many years and include sweeping lawns, mature trees, colourful planting and a unique dovecot, creating a setting every bit as attractive as the house itself. Beyond, the formal gardens transition naturally into an orchard, mature woodland with winding paths, a charming babbling brook and the top field with its own gated access onto the adjoining lane. It is a landscape that invites exploration throughout the seasons, whether that's enjoying a walk through your own woodland, watching wildlife by the brook, keeping a few animals or simply appreciating the ever-changing beauty of the surrounding countryside. In addition and accessed off the gated driveway, behind the garaging/carport, is a sizeable hardstanding area, which provides parking for numerous vehicles.

It is this combination of house, gardens, outbuildings and land that makes The Foyce so special. Rather than simply being a farmhouse with acreage, it feels like a wonderfully complete country home, where every element has evolved naturally over generations. From relaxing in the beautifully established gardens and entertaining family throughout the summer months, to tending the orchard, pottering in the barn, exploring the woodland or simply sitting back to admire the far-reaching views across the surrounding hills, this is a property that offers far more than just somewhere to live. Whether your dream is to enjoy a more self-sufficient way of life, keep a few animals, immerse yourself in nature or simply enjoy the luxury of owning

a wonderfully complete country home, The Foyce offers the opportunity to make that dream a reality.

Available with no upward chain, opportunities to acquire a property of this nature are becoming increasingly difficult to find. Beautifully preserved, full of character and combining a wealth of original features with approximately 6 acres of gardens, woodland, orchard and pasture, together with a traditional barn and useful outbuildings, The Foyce is the sort of property that rarely comes to the market. For those searching for a home where history, space and lifestyle come together in equal measure, The Foyce could be exactly what you have been waiting for.

The Location

The Foyce is found just outside Gladestry, which is a delightful village offering a welcoming community spirit located close to the Welsh/English border and is positioned approximately 6 miles from the market town of Kington and approximately 10 miles from the popular town of Hay-on-Wye. The village is popular for nature enthusiasts and those of an active disposition by being situated on the Offa's Dyke footpath and is surrounded by gorgeous countryside. The community focuses around the village hall, historic Church and local Pub. There is also a well regarded Primary School located on the edge of the village,

Hay-on-Wye is a popular market town located within the Brecon Beacons National Park and known world-wide as the "town of books". Hay-on-Wye offers a vast selection of independent shops, public houses, cafes and restaurants and is famous for its literary festival held annually in May. Hay-on-Wye's location within the Brecon Beacons and closeness to the Black Mountains provides opportunities for a wide range of recreational activities.

Closer to home, the market town of Kington has a wide range of recreational and educational facilities and possesses a most attractive riverside recreation ground which houses the town's cricket club and is the venue for

many local outdoor events. Educational facilities in the town are very good and include pre-school nurseries, a primary school and a recommended high school, Lady Hawkins. There are a variety of sports clubs, gymnasiums and health spas within the town ideal for those of an active disposition, while Kington Golf Club's course on Bradnor Hill is said to be the highest in England.

Services

We are informed the property is connected to mains electricity and has private drainage and a private water supply.

Heating

Oil fired central heating and stoves.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band G.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 67MB. Interested parties are advised to make their own enquiries.

What3Words

///villager.legwork.darts

Nearest Towns/Cities

Kington - Approximately 6 miles
Hay-on-Wye - Approximately 10 miles
Presteigne - Approximately 11 miles
Knighton - Approximately 18 miles
Leominster - Approximately 20 miles
Builth Wells - Approximately 20 miles
Llandrindod Wells - Approximately 22 miles
Hereford - Approximately 25 miles
Ludlow - Approximately 28 miles

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



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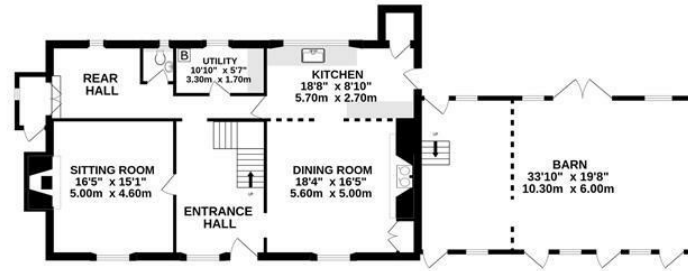


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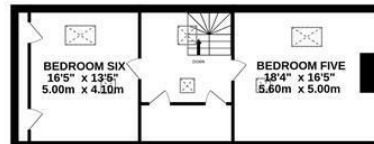
GROUND FLOOR
1764 sq.ft. (163.9 sq.m.) approx.



MIDDLE FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



TOP FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 3598 sq.ft. (334.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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