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Local Agent, National Exposure

**Silia View Cottage, 24a Castle Road, Presteigne, Powys, LD8 2EB**

**Offers in excess of £325,000**

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## Silia View Cottage, 24a Castle Road, Presteigne, Powys, LD8 2EB

Imagine a unique, beautifully presented, detached house offering 3 double bedrooms, 2 reception rooms and gardens, which backs directly onto a nature reserve with views to the woodland and countryside beyond while being on the doorstep of the town centre facilities. Sounds too good to be true right? Think again!

### Key Features

- A Detached & Modern House
- 3 Double Bedrooms & 2 Reception Rooms
- Beautifully Presented Throughout
- Backing Directly onto a Meadow/Nature Reserve
- Off Road Parking for Numerous Vehicles
- Low Maintenance Gardens
- Within 0.25 Miles of Vibrant Town Centre
- Walking Distance to Primary & High Schools
- Efficient Property to Heat & Run

### The Property

Silia View Cottage is a superb, detached modern house, located on a corner plot on the edge of the popular border town of Presteigne, less than 0.25 miles from the vibrant town centre and within walking distance of both the primary school and the high school/leisure centre.

Offering the best of both worlds, Silia View Cottage enjoys the convenience of the town centre facilities close by, while also backing directly onto an open meadow/nature reserve offering uninterrupted views across the green and towards the woodland and countryside beyond. The perfect place for children to explore and play in!

Built in 2006 with quality in mind, including a solid block construction with brick skin, rather than the more common and cheaper timber framed alternative, Silia View Cottage is beautifully presented and offers ample insulation, as well as double glazing

throughout, making it a very efficient and warm home.

Inside, the house is made up of an entrance hall with stairs rising off to the first floor accommodation and separate doors opening into the downstairs W.C, useful utility which houses the boiler, the impressive kitchen, the dining room and the living room. Both the dining room and living room have French doors leading out to the rear garden, while a door from the utility also provides access outside. Upstairs, the landing area has doors leading off into the modern bathroom, a large linen/storage cupboard and the 3 bedrooms which all enjoy similar rear views over the adjoining meadow.

Outside, a gravelled drive provides off road parking for numerous vehicles. Although there is no garage, there is more than enough space to build one to the right of the property where a concrete base already exists and currently accommodates the wood store and garden shed. Overall, the gardens are low maintenance and largely gravelled and paved. A perfect spot to relax or entertain, the gardens have well-defined fenced and brick walled boundaries, as well as a small wicket gate which opens out to the meadow behind.

### The Town

Presteigne sits alongside the River Lugg, at the corner of the three counties of Shropshire, Herefordshire and Powys, within a short drive to Hay-On-Wye, Hereford, Ludlow and Shrewsbury,

surrounded by beautiful, unspoilt countryside, perfect for walking and cycle rides. Just to the west are Radnor Forest and Offa's Dyke. Go slightly south west and you can browse the book shops of Hay-On-Wye, and to the east you can sample the renowned culinary delights of Ludlow. Hereford, with its Cathedral, is 26 miles away and in between there are activities and places to visit to satisfy a whole variety of tastes. The High Street, most unusually these days, has a good range of individual shops, restaurants, pubs, hotel and services. There's even a Michelin starred restaurant five miles outside Presteigne. Throughout the year the senses are served with a range of musical and arts based events. The Presteigne Music Festival is a prestigious and internationally renowned regular event and throughout the year other musical events provide a rich and eclectic menu. There is a calendar of high quality art exhibitions throughout the year, whilst the Church of St Andrew's permanently houses its own treasure, a 16th century Flemish Tapestry.

The Judge's Lodging museum, a Georgian Court House complete with cells, courtroom and living quarters, has been classed as Britain's Best Hidden Gem. The town is home to educational facilities to suit all ages, Presteigne Primary School is under a mile away and the newly reformed John Beddoes Campus provides secondary education up to GCSE level, acting as a campus of Newtown High School. Sports clubs in the area are renowned after various



successes across Wales, including Presteigne Saint Andrew's Football Club, Presteigne Bowling Club, Cricket Club and a ladies Hockey Team.

Further educational facilities are available within the area, which include many highly regarded private primary and secondary schools including Hereford Cathedral School, Lucton School just outside Leominster, Moor Park just outside Ludlow and Christ College in Brecon. There are 6 separate colleges including Newtown College, Hereford College of Arts, Herefordshire & Ludlow College, The National School of Blacksmithing (the oldest established Blacksmithing college in the UK), Hereford Sixth Form College and The Royal National College for the Blind, which is one of the top colleges in Europe for blind and visually impaired students. Additionally, plans are now in progress to create, from scratch, a new University in Hereford.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Powys County Council - Band E. Charge for 2023/24 is ££2,311.34.

**Heating**

The property has the benefit of gas fired central heating.

**Services**

We are informed the property is connected to all mains services.

**Nearest Towns/Cities**

- Kington - Approximately 7 miles
- Knighton - Approximately - 7 miles
- Leominster - Approximately - 14 miles
- Ludlow - Approximately - 19 miles
- Llandrindod Wells - Approximately - 21 miles
- Hereford - Approximately - 22 miles

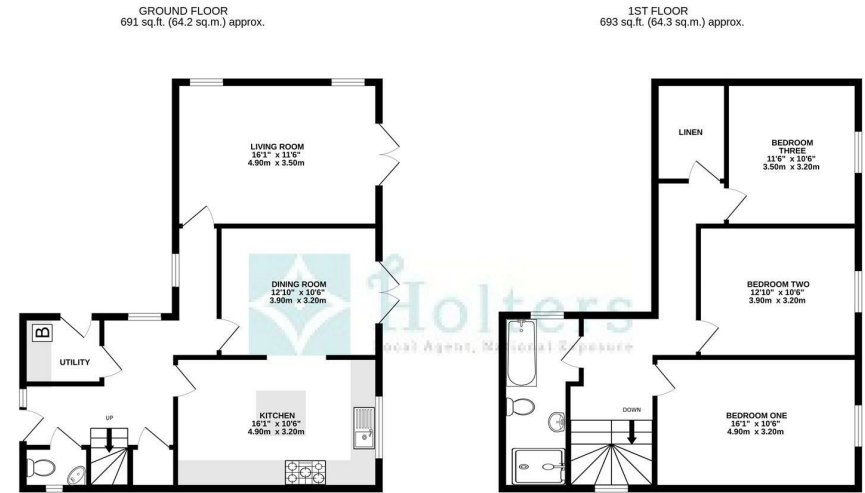
**Money Laundering Regulations**

In order to comply with current legislation, we

are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

**Consumer Protection**

Consumer protection from unfair trading regulations 2008 -Holders 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 has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1384 sq.ft. (128.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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