



Holters

Oak View, Warden Road, Presteigne, Powys, LD8 2DD

Offers in the region of £269,950



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Local Agent, National Exposure

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A beautifully presented, detached modern cottage available with no upward chain offering 2 double bedrooms, off road parking, a low maintenance south-west facing courtyard garden, stunning views and is located close to the town centre facilities.

Key Features

- Detached Modern Cottage
- 2 Double Bedrooms
- Beautifully Presented Accommodation
- South-Facing Courtyard Garden
- Distant Views to Front
- Private, Off Road Parking
- Town Centre Location
- Available with No Upward Chain
- Approx. 150 Yards from Shops & Facilities

The Property

Introducing Oak View, which is a beautifully presented, detached modern cottage situated in the heart of the popular market town of Presteigne (Llanandras) found close to the Welsh/English border, which in 2018 was again named as one of the best small towns to live in by the Sunday Times.

Built circa 2007, Oak View is available with no upward chain and is conveniently situated a mere stones throw from the main High Street with its many independently owned shops and facilities. The property could be an ideal home for a variety of buyer types to include first time buyers who are looking to make that all important first step onto the property ladder, or downsizing purchasers seeking to be close to the town centre. Alternatively and for budding investors, the property is currently run as a successful holiday-let.

The accommodation itself has been maintained to a very high standard by the current owner and is arranged over 2 floors. The ground floor is made of an

entrance hall with stairs rising off to the first floor, a useful downstairs W.C, a living room with space for a 3 piece suite and the kitchen/diner, which has a door leading out to the rear garden. The kitchen diner has ample space for a table and chairs and houses the newly installed (2022) Worcester combination boiler. On the first floor, a landing area gives way to the modern shower room, a useful storage cupboard and the 2 double bedrooms. Bedroom one enjoys far reaching views across the surrounding countryside and has a door leading into a useful walk-in wardrobe/store, which potentially could be converted into a private en-suite, subject to all necessary permissions.

Outside, at the front of the property a tarmacadam driveway provides off road parking for 2 vehicles. Steps from the driveway lead to the paved frontage, which continues around to both sides and the rear of the house. At the back, the south-west facing garden is terraced with flowered beds and has raised decked seating area, which poses as delightful spot to relax/entertain on within the warmer months of the year. Below the decking area is a useful storage space, while overall the low maintenance gardens have well-defined hedged and stone walled borders. A door from the right side opens back into the kitchen/diner.

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.

Services

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

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band TBC.

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

Broadband

Enquiries via British Telecom indicates the

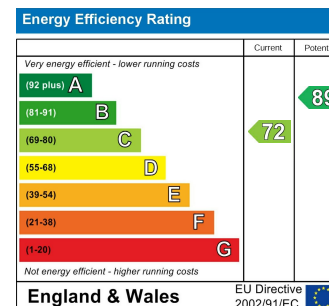
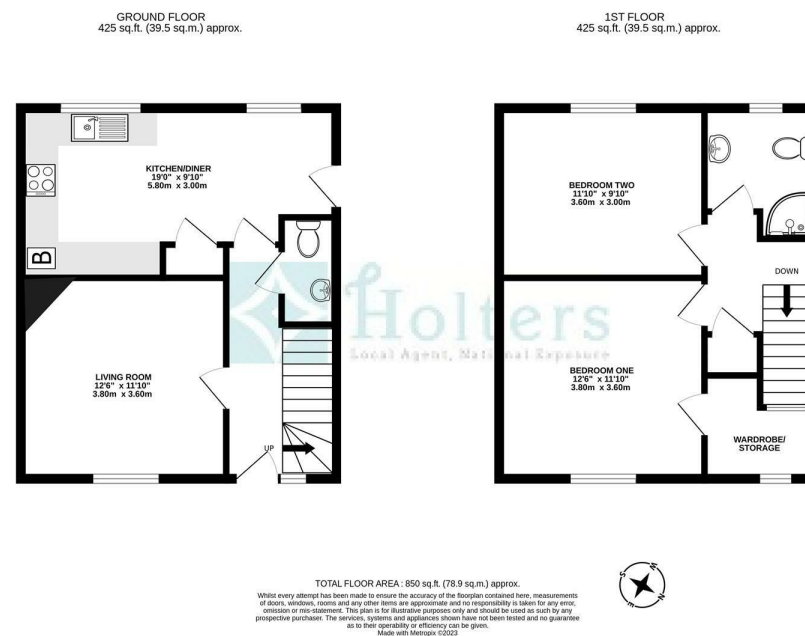
property has an estimated fibre broadband speed of 72MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

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 - 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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