



Holters

Local Agent, National Exposure

Forge Cottage, Roddhurst, Presteigne, Powys, LD8 2LH

Offers in the region of £295,000



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View this detached, period house set in approximately 3/4 of an acre and forge an unbreakable love. Available with no upward chain, Forge Cottage is in need of tender, love and care, but has the potential to be a magnificent property once again. Wait, there is more! Forge Cottage also offers an array of out-buildings and unusually a former community hall offering plenty of possibilities.

Key Features

- Detached Period House
- 4 Bedrooms & 2 Reception Rooms
- Character Features Throughout
- In Need of Refurbishment
- Semi-Rural Location , Approx. 2 Miles from Presteigne
- Set in Approx. 3/4 of an Acre
- Adjoining Open Countryside
- Off Road Parking
- Including the Former Community Hall
- Available with No Upward Chain
- Useful Range of Out-Buildings

The Property

Located in the semi-rural hamlet of Roddhurst, close to the English border and surrounded by glorious countryside, it is hard to believe the vibrant town centre of Presteigne is conveniently found approximately 2 miles from this detached, unique dwelling, while 5 miles away finds the English market town of Kington.

If walls could talk, we are sure Forge Cottage would have plenty to say! Oozing character throughout, the original construction of this former forge is unclear, but we believe could be circa early 18th century. In need of refurbishment and offering ample space both inside and out, Forge Cottage is also sold with a useful array of stone and timber built out-buildings as well as the unusual addition of an attached former community hall, which will really spark your imagination. It is worth noting that in the past, planning permission was granted to add a new driveway and convert the attached barn. This planning has now lapsed.

Set over 3 floors, the accommodation is made up of an entrance porch, reception room, kitchen, hallway, living room and rear sun room on the ground floor, while upstairs a landing gives way to 3 bedrooms. Bedroom one also has the benefit of an en-suite, which houses the relatively new boiler. From the ground floor hallway, a door below the stairwell provides access down to the cellar. From the kitchen, a door allows access into a further hall where separate doors lead into a downstairs shower room, the old community hall and outside to the rear garden. A second staircase from the kitchen leads up to a 4th bedroom/study.

Sit within approximately 3/4 of an acre, outside, Forge Cottage has off road parking as well as 4 useful out-buildings. The garden is located largely to the rear of the property and is stocked with an abundance of mature shrubs, planted beds and trees. Although currently obscured, far reaching views across the adjoining fields would be visible if a number of trees and shrubs were removed. For explorers or those of an active disposition, next to the property is a footpath which leads through neighbouring fields, into Rodd Wood, Titley Village and beyond.

The Location

Forge Cottage is found in the hamlet of Roddhurst, which sits on the B4355 between the towns of Presteigne & Kington. 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 and was named again as one of the best small towns to live in by the Sunday Times in 2018. 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 visits to satisfy a whole variety of tastes. The High Street has a good range of individual shops, restaurants, pubs, hotels and services. 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 Andrews 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 Chirst College in Brecon. There are 6 separate college's 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.

Services

We are informed the property is connected to all mains electricity. Private water and drainage.

Heating

LPG and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Herefordshire Council. Band D.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 16-31MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

- Presteigne - Approximately 2 miles
- Kington - Approximately 5 miles
- Knighton - Approximately - 8 miles
- Leominster - Approximately - 13 miles
- Ludlow - Approximately - 20 miles
- Hereford - Approximately - 21 miles
- Llandrindod Wells - Approximately - 22 miles

Agents Note

Due to the low EPC score, the lending capability may be limited.

What3Words

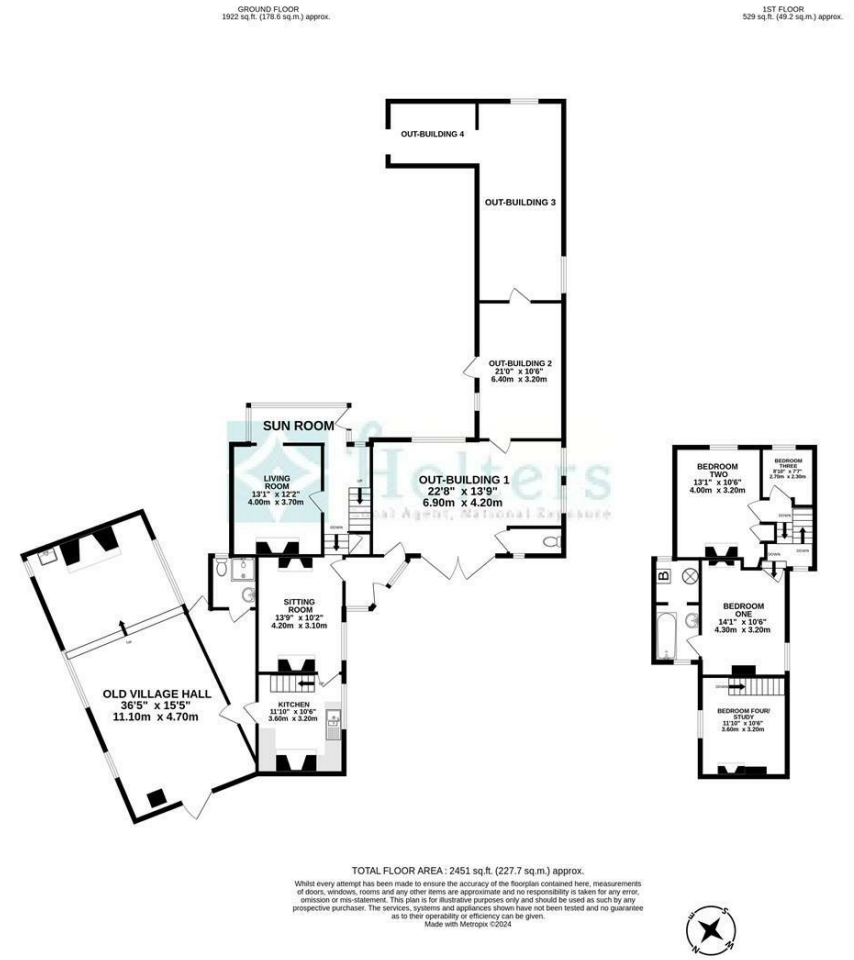
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Money Laundering Regulations

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.



TOTAL FLOOR AREA: 2451 sq.ft. (227.7 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 errors, 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. Made with Metropix ©2024

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | 54 |
| (21-38) F | | 9 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

