

# Holters

Local Agent, National Exposure

**15 Silia Meadow, Presteigne, Powys, LD8 2NY**

**Offers in the region of £400,000**



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## 15 Silia Meadow, Presteigne, Powys, LD8 2NY

A spacious and well maintained, detached, 4 bedroom modern house located on the very edge of Presteigne, backing directly onto fields and enjoying views across the surrounding countryside. Available with no upward chain, there is a landscaped, west-facing rear garden, off road parking and a detached, double-length garage.

### Key Features

- Detached Modern House
- Spacious & Well Maintained Accommodation
- 4 Bedrooms & 3 Bathrooms
- 3 Reception Rooms
- Front Garden & West-Facing, Landscaped Rear Garden
- Distant Rear Across Adjoining Fields
- Off Road Parking & Detached Double Length Garage
- Available with No Upward Chain
- Popular, Head of Cul-De-Sac Position
- Located on the Very Edge of Town

### The Property

Introducing No.15 Silia Meadow, which is a spacious and well maintained, 4 bedroom, detached modern house situated at the head of a quiet and sought after cul-de-sac on the very edge of the popular market town of Presteigne (Llanandras) close to the Welsh/English border, which in 2024 was once again named as one of the best small towns to live in by the Sunday Times.

Built in 2004, and housing the original 2 occupiers since, No.15 Silia Meadow has been lovingly maintained throughout, including the addition of a combi boiler and UPVC double glazed windows, external doors, fascias, soffits and barge boards all within the last 10 years. A lot of work has also been carried out outside creating well-nurtured and landscaped front and rear gardens. A key feature to this magnificent house are the stunning rear views across the adjoining fields and surrounding countryside, as well as the detached, double-length garage. The property is

also offered for sale with no upward chain.

Inside, the accommodation is made up of an entrance hall, fully equipped kitchen/diner, utility room, dining room, study and living room on the ground floor, while upstairs, a landing area gives way to a storage cupboard, bathroom and the 4 bedrooms, which all offer built-in wardrobes/cupboards. The master bedroom and bedroom two also boast having private en-suite shower rooms. The master and bedroom four enjoy views over the fields to the rear.

Outside, the front garden is largely laid to lawn and has decorative flowered beds, while a tarmac and brick paved drive provides off road parking and leads to the detached double-length garage, which is installed with power and lighting and has a rear door providing access into the rear garden. Worthy of particular note, the good-sized, west-facing rear garden has been landscaped for ease of maintenance and has flowered beds, hedged and fenced borders, paved patio seating areas, a greenhouse and a side gate allowing access back around to the front.

Location-wise, No.15 Silia Meadow offers the best of both town and country living and is conveniently situated approximately 1/4 of a mile from the vibrant town centre with its many independently owned shops and facilities, while in contrast and within a few minutes walk, you will find yourself roaming along a winding country lane

surrounded by fields stocked with sheep and cows and views across the rolling hills.

### 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 G. Charge for 2024/25 is £3,378.02.

**Broadband**

Enquiries via British Telecom indicates the

property has an estimated fibre broadband speed of up to 900MB available. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

**Nearest Towns/Cities**

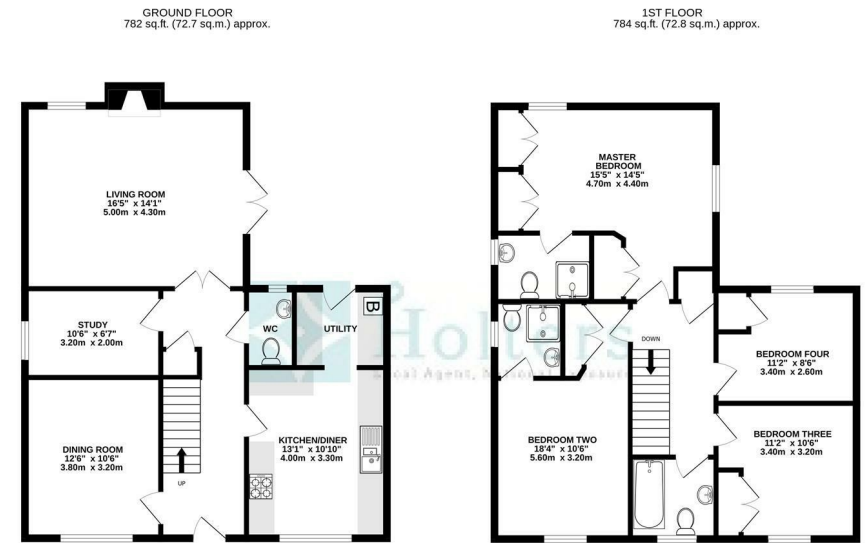
- Kington - Approximately 7 miles
- Knighton - Approximately - 7 miles
- Leominster - Approximately - 14 miles
- Ludlow - Approximately - 19 miles
- Llandrindod Wells - Approximately - 21 miles
- Hereford - Approximately - 22 miles

**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 - 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: 1566 sq.ft. (145.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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			
(69-80) C		75	83
(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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