



Holters

Local Agent, National Exposure

**Heddwch, 2 Castlebrooke Gardens, Evenjobb, Powys, LD8 2SJ**

**Offers in the region of £575,000**



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## Heddwch, 2 Castlebrooke Gardens, Evenjobb, Powys, LD8 2SJ

Make Heddwch, Castlebrooke Gardens your fortress, which is located in a sought-after, edge of village position, offering 4 bedrooms, 4 reception rooms and 3 bathrooms, sizeable gardens, a gated driveway and a double garage. This magnificent detached dwelling is fit for a king and queen!

### Key Features

- A Truly Stunning, Detached House
- 4 Bedrooms & 3 Bathrooms
- 4 Reception Rooms
- Quality Finishings Throughout
- Beautifully Presented & Spacious Accommodation
- Part of an Exclusive Development
- Good-Sized Front, Side & Rear Gardens
- Attached Double Garage
- Gated Driveway and Ample Parking
- Edge of Sought-After Village Location

### The Property

Introducing Heddwch, which is an attractive, beautifully presented, detached house located in an exclusive, quiet development on the edge of the popular, semi-rural village of Evenjobb, close to the Welsh/English border and surrounded by picturesque countryside and rolling hills as far as the eye can see.

Built in 2002 and housing the same occupiers since, Heddwch offers spacious accommodation and oozes quality throughout. Quite possibly the perfect family home, inside there are 4 bedrooms, 4 reception rooms and 3 bathrooms, while outside there is ample off road parking, sizeable front, side and rear gardens and an attached double garage. Lovingly maintained throughout, the sellers have added many upgrades and extras to the property over the years including a stunning rear dining/garden room in 2005, UPVC double glazed flush casement windows in 2016 and a new pressurised water system in 2015. If that is not enough, there are also 3 modern bathroom suites, a farmhouse style, solid-wood kitchen complete with granite worktops and a 'Rayburn' stove, a 'Clearview' wood-burning stove in the

living room and underfloor heating in the dining/garden room, all just to mention a select few.

Heddwch is 1 of 5 executive and unique built properties forming Castlebrooke Gardens. Rural, but by no means isolated, the village has the benefit of fibre optic broadband, perfect for those wishing to work from home and sits more or less halfway between the 2 historic towns of Presteigne and Kington, which lies just over the border into Herefordshire. Both Presteigne and Kington are approximately 5 miles from Evenjobb and offer a vast array of retail, recreational and educational facilities. Slightly further afield is the market town of Knighton, which like Presteigne and Kington offers a vast array of facilities, but also boasts a railway station, which runs on the Heart of Wales line between Swansea and Shrewsbury.

The accommodation spans across 2 storeys and is made up on the ground floor of an entrance hall, which has stairs rising to the first floor and separate doors leading into the study/bedroom five, a useful shower room, bedroom three, a sitting room, the living room and the central hub of the house, the kitchen diner. Further doors from the hallway open to the attached double garage and an understairs storage cupboard, while double doors from both the living room and dining/garden room open outside to the gardens. Accessed from within the double garage or from the rear garden is the useful utility/wash room. On the first floor, a landing area gives way to a storage cupboard, the bathroom and a

further 3 bedrooms. The large master bedroom boasts the luxury of a private en-suite shower room, as well as access to useful eave storage space along either side of the house. From the first floor distant views across the surrounding countryside are also enjoyed.

Outside, the property is approached over a gated gravelled driveway, which leads to the double garage and provides off road parking for multiple vehicles. The front, side and rear gardens are worthy of particular note and have vast sections of lawn, complimented by floral beds and borders and stocked with a variety of mature shrubs and specimen trees throughout. In addition, a delightful section towards the top of the garden is left for wild with mown pathways cut through, while a further section is fenced off and used as a working vegetable patch. The secure rear garden is perfect for children/pets to play in and also has a useful garden shed, log store and a lean-to timber pergola with a glazed roof, which poses as one of many splendid spots to relax/entertain.

### The Location

Heddwch occupies an idyllic setting within the popular village of Evenjobb in the beautiful county of Powys. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

Blessed with a close knit community, Evenjobb is a quaint and pretty village



with a small population of around 150 people and boasts a church (St.Peter's), a small pine workshop, a refurbished village hall which offers bingo, sales of goods occasions, and a meeting place for local WI and groups alike, and a cycle sale and repair shop. Evenjobb is also conveniently situated just 2 miles north of the small village of Walton, which lies alongside the A44 road network between Rhayader and as far as east as Worcester. The nearest pub, The Harp Inn, is located 3.5 miles north in the village of Old Radnor. From here breathtaking views for miles are on show, which makes for the most stunning backdrop when enjoying one of their well regarded cooked meals or a locally produced cider or ale.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Powys County Council - Band G. Charge for 2024/25 is £3,354.68

**Services**

We are informed the property is connected to mains water and electricity. Shared treatment plant drainage.

**Heating**

Oil fired central heating and a wood-burning stove.

**Broadband**

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 61-73MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

**Nearest Towns/Cities**

- Presteigne - Approximately 5 miles
- Kington - Approximately 5 miles
- Knighton - Approximately - 7 miles
- Hay-on-Wye - Approximately 17 miles
- Llandrindod Wells - Approximately - 17 miles
- Leominster - Approximately - 18 miles
- Hereford - Approximately - 23 miles
- Ludlow - Approximately - 23 miles

**What3words**

lawn.lifeguard.reliving

**Directions**

Travelling from the nearby village of Walton on the B4357, turn right into the village and then immediately left and the property is located in front of you as you enter Castlebrooke Gardens.

**Money Laundering Regulations**

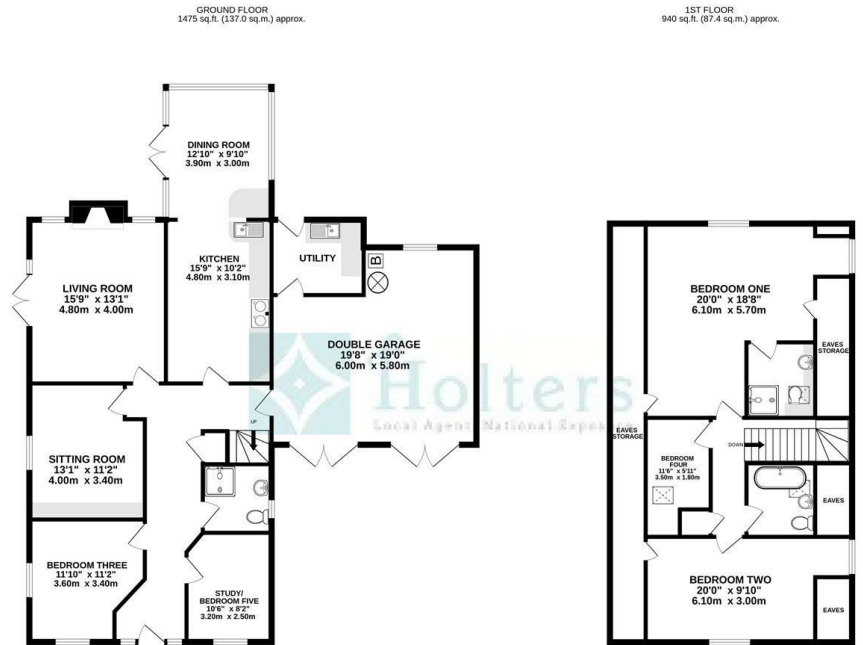
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

**Wayleaves, Easements and Rights of Way**

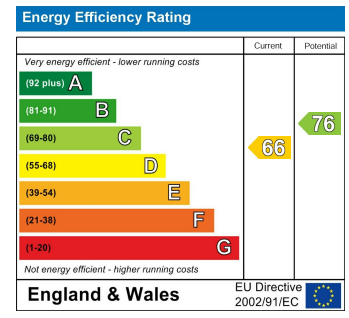
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

**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.



TOTAL FLOOR AREA: 2416 sq ft. (224.4 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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