

Holters

Little House, Water Street, New Radnor, Presteigne, LD8 2SY

Offers in the region of £289,950



Holters
Local Agent, National Exposure

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There is little chance this property will be available for long! Little House is a detached house, with no upward chain, offering period features, 2 double bedrooms, well presented accommodation, countryside views, off road parking, a south-west facing rear garden and a detached stone barn/out-building.

Key Features

- Detached Period Property
- 2 Double Bedrooms
- Well Presented Accommodation
- Character Features
- South-West Facing Garden & Summerhouse
- Private Off Road Parking
- 2 Storey, Detached Stone Barn/Out-Building
- Countryside Views
- Available with No Upward Chain
- Popular, Central Village Location

The Property

Little by name, but not necessarily little by nature, Little House is a superb, detached period property located within the popular village of New Radnor close to the Welsh/English border.

Retaining original features and offering a pleasant blend of contemporary finishings, this unique, attractive looking property dates back circa 1860 and offers 2 double bedrooms, 2 reception rooms and 1 bathroom. Outside, there is private off road parking, a mature, south-west facing rear garden and a detached, 2 storey stone barn/out-building, which could be used for a variety of purposes. In addition, there is a sizeable garden summerhouse, while distant countryside views can be enjoyed from both inside and outside.

Available to purchase with no upward

chain, Little House has been lovingly maintained by the current owner, which includes the addition of a new boiler in 2024. The accommodation spans over 2 floors and is made up of useful utility, kitchen, living room with feature wood-burning stove and bay front window, a study, stairwell and a bathroom on the ground floor, while upstairs a small landing area gives way to the 2 double bedrooms. Both bedrooms enjoy distant countryside views, as well as exposed roof timber beams.

Outside, a gated driveway provides off road parking for at least 2 vehicles and leads to the detached, 2 storey stone barn/out-building, which has double doors to the front and is installed with power and lighting. To the rear of the barn 3 former pigsty's can be found. To the rear of the house finds a paved patio seating area, as well as a lawned garden and the detached, timber summerhouse, which is also installed with power and lighting and could be used for a variety of purposes including an office which could suit those wishing to work from home, separate to the main residence. Overall, the rear garden offers distant countryside views, well-defined fenced boundaries, planted borders and is stocked with a mixture of mature shrubs.

Little House is conveniently and

centrally located within the village, a stones throw from the shop, bus stop, primary school and pub, which has just reopened having been purchased by the community and refurbished.

The Location

Little House occupies a central idyllic setting within the popular village of New Radnor in the heart of beautiful 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.

New Radnor is a close knit and friendly community which embraces the 'laid back', tranquil lifestyle and lies alongside the A44 between the Mid-Wales town of Rhayader (19 miles west) and Herefordshire town of Kington (6 miles east). The village offers useful facilities to include a church, village hall which has a number of active social groups and clubs throughout the year, village shop, a recently refurbished and partly re-opened pub, the 'hub' (an establishment open for drinks and fine dining on Friday & Saturday evenings until the pub is fully opened), primary school and a bus stop with daily school buses to John Beddoes High



School in Presteigne and regular buses allowing access into the nearby towns of Kington (6 miles east), Presteigne (8 miles East), Knighton (9 miles North), Llandrindod Wells (14 miles West), Hay-on-Wye (17 miles South and Ludlow (28 miles East). The village is home to local football team, Radnor Valley, who are an aspiring team playing in the SPAR Mid Wales League Division One.

Services

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

Heating

Oil fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

Broadband

Enquiries via USWITCH indicates the property has an estimated fibre broadband speed of 35MB. Interested parties are advised to make their own enquiries.

What3Words

keyboards.warms.initial

Nearest Towns/Cities

- Kington - Approximately 6 miles
- Presteigne – Approximately 8 miles
- Knighton - Approximately 9 miles
- Llandrindod Wells - Approximately 14 miles
- Builth Wells - Approximately 15 miles
- Hay-on-Wye Approximately 17 miles
- Leominster - Approximately 20 miles
- Ludlow - Approximately 28 miles
- Newtown - Approximately 31 miles
- Hereford - Approximately 31 miles

Money Laundering Regulations

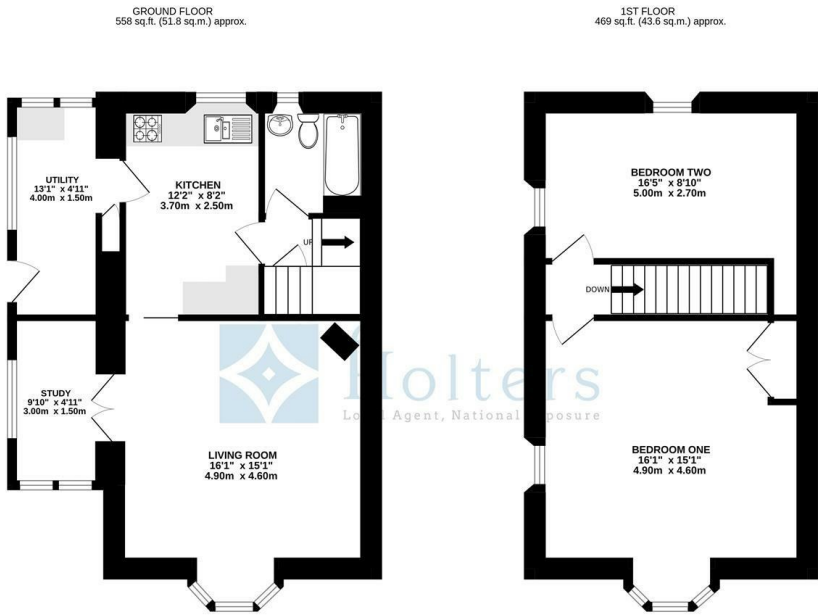
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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 vendor 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: 1027 sq.ft. (95.5 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 quality or efficiency can be given.
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