



Pant Hall

Willey, Presteigne, Powys, LD8 2LY



COUNTRY & CLASSIC



## Pant Hall

*Detached Three/Four Bedroom House with Two Bedroom Barn Conversion Annexe with 6 Acres of Unique & Spectacular Landscaped Gardens & Grounds – The Cloister Gardens. Set Within Classic North Herefordshire Countryside. Offering Potential Boutique Air B&B/Glamping Opportunity (subject to PP). Fabulous Lifestyle Opportunity. Situated Close to the Market Town of Presteigne on the English/Welsh Border*

### THE PROPERTY

- Colourful Entrance Hall with Bespoke Painted Panelled Wall with Original Beams
- Large Light Sitting Room with South Facing Picture Window Overlooking Front Gardens & Countryside Beyond. Impressive Inglenook Fireplace with Woodburner with Deep Alcoves Either Side, Painted Beams & Original Pine Door. Large Opening to
- Kitchen/Breakfast Room with Tiled Floor. Combination of Fitted Units & Dresser Style Display Shelving. Double Aspect with Views Up Tree Lined Avenue
- Second Sitting Room with Original Floorboards, Large Fireplace with Open Fire. Large South Facing Picture Window Overlooking Front Terrace & Garden
- Rear Entrance Hall/Utility Room & Walk in Pantry
- Downstairs Shower Room/Cloakroom
- Enclosed Rear Porch
- Cellar – Under Second Sitting Room
- Large Light Landing with Seating/Work Space
- Main Bedroom with Stripped Pine Floor, Large South Facing Window with Far Reaching Views. Large Alcoves Offering Covered Wardrobe Space
- Second Double Bedroom with Large South Facing Window & Hidden Cupboard Space – Potential for Ensuite Bathroom
- Third Double Bedroom with Views Over Open Countryside
- Fourth Bedroom/Snug/Study Area
- Family Bathroom with Shower Over





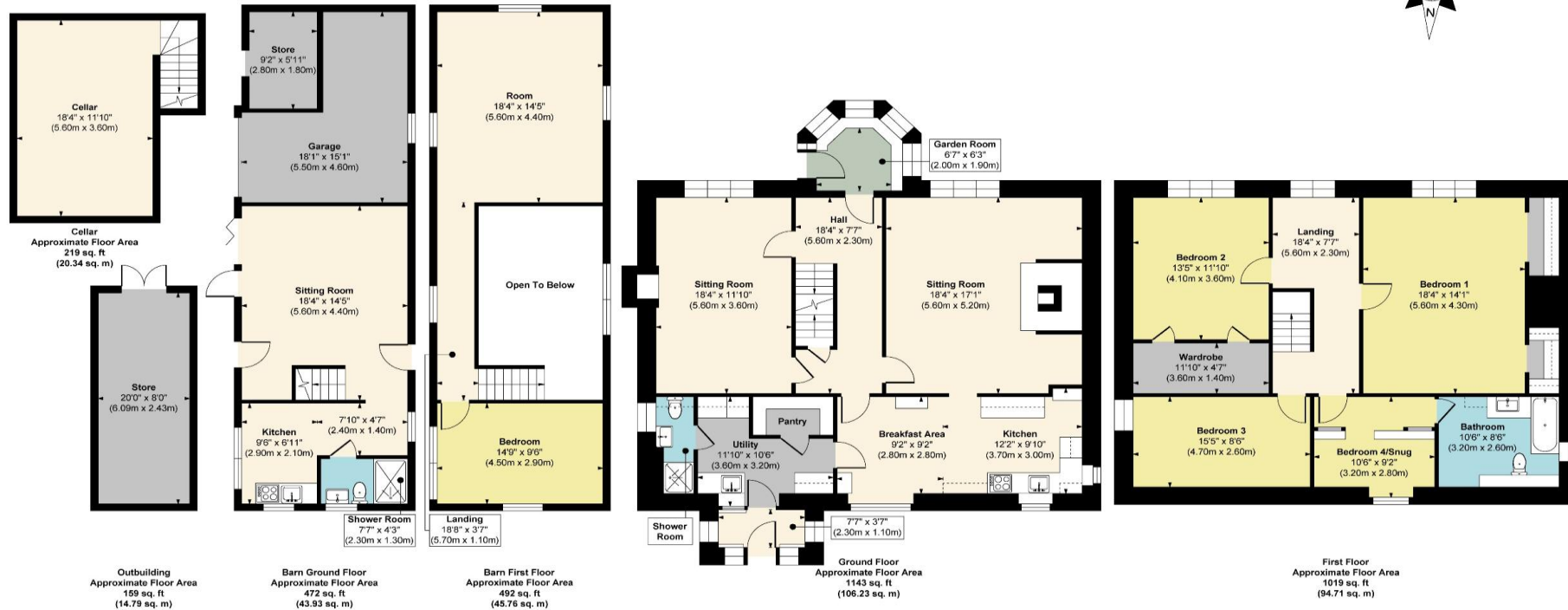




# FLOOR PLANS

Total Approx. Floor Area 3695 sq ft 343.73 sq m

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**Approx. Gross Internal Floor Area**  
**Main House = 2160 sq. ft / 200.94 sq. m**  
**Cellar = 219 sq. ft / 20.34 sq. m**  
**Barn House = 964 sq. ft / 89.69 sq. m**  
**Store = 159 sq. ft / 14.79 sq. m**  
**Garage = 193 sq. ft / 17.97 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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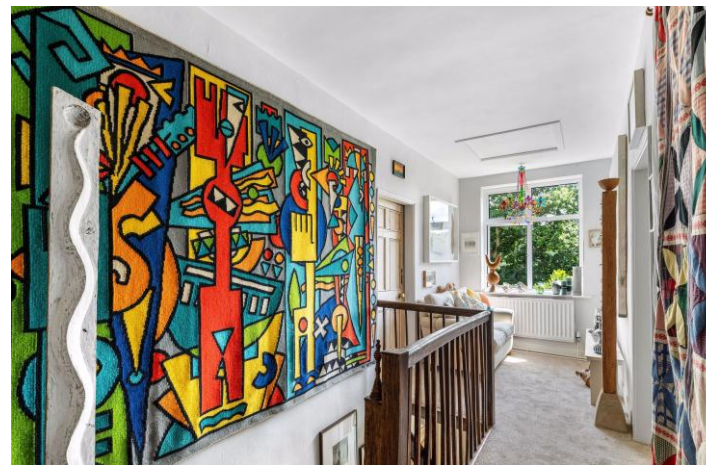


## THE BARN – ANNEXE

- Detached Two Bedroom Barn Conversion
- Large Living Room with Vaulted Ceiling  
Bifold Doors to Front & Glazed Door to Rear
- Downstairs Shower Room
- Kitchenette
- Galleried Landing
- Two Large Double Bedroom
- Workshop/Open Garage & Woodstore

## FURTHER OUTBUILDINGS

- Large Shipping Storage Container –  
Insulated & Vented
- Two Greenhouses
- Two Storage/Potting Sheds





## THE CLOISTER GARDENS

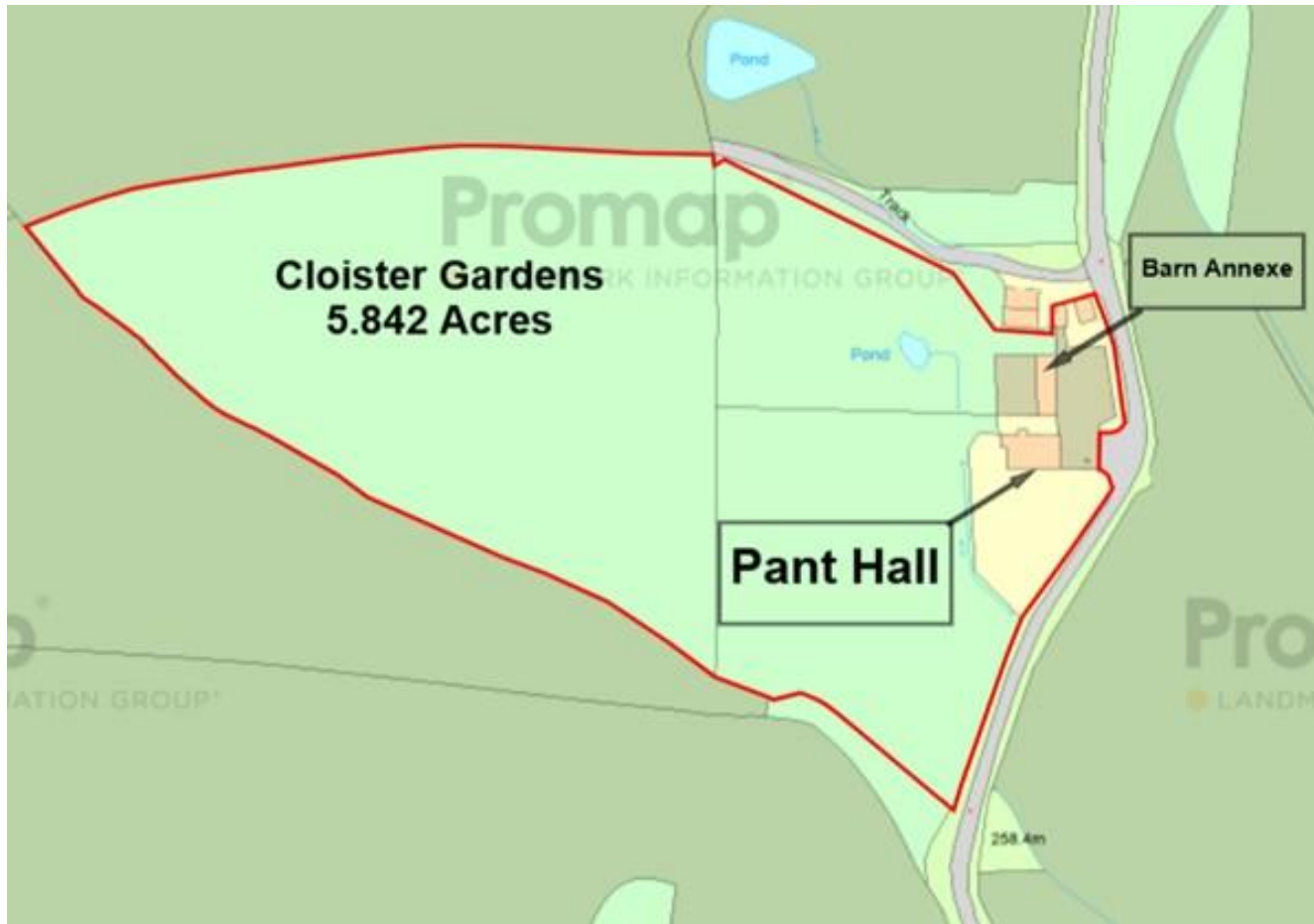
- 6 Acres of Bespoke Artist Designed Landscaped Gardens with
- Tree Lined Avenues
- Woodland Walks
- Terraced Flower Gardens
- Large Pond with Pontoon
- Bandstand
- Artist's Chapel/Shepherds Hut
- Golden Tower
- Yoga Platform

## THE SITUATION

- Quiet Rural Location with Stunning Panoramic Views
- 3 Miles to Presteigne
- 4 Miles to Knighton
- 7 Miles to Leintwardine
- Mainline Stations at Knighton (4 Miles), Leominster (14 Miles), Ludlow (17 Miles)













## PRACTICALITIES

- Council Tax Band D – Herefordshire
- Mains Electricity
- Private Bore Hole Water
- Private Drainage – Klargester BioDisc
- Oil Fired Central Heating
- Broadband - EE 4G

## POSTCODE & DIRECTIONS

What 3 Words: proof.rises.reserving  
LD8 2LY - Sat Nav is Accurate

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents:  
Country & Classic: 01531 888388

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

  
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CLASSIC

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