



HANGING BANK COTTAGE

Evenjobb, Presteigne LD8 2SG





Hanging Bank Cottage
Evenjobb
Presteigne
Powys
LD8 2SG



Nestling on a quiet wooded hillside with stunning north and south westerly views over the small village of Evenjobb, a delightful extended stone cottage full of character, with excellent living space and a separate detached garage with studio and workshop.

Guide Price £575,000

Situation and Description

Hanging Bank Cottage overlooks the small village of Evenjobb which despite its size has a thriving community centered around an active village hall and church. The local area is renowned for its natural beauty and ideal for keen walkers and outdoor enthusiasts. The popular local towns of Kington (5 miles), Presteigne (5 miles) and Knighton (7 miles) offer an excellent variety of services, with a choice of schools, medical facilities, shops and more. The cathedral City of Hereford then lies 25 miles away and has a mainline train station.

This traditional stone cottage occupies a tucked away position with wonderful far-reaching views over the landscape. Full of character and charm, the cottage is positioned away from main roads and stands in good-sized gardens along with an area of mature mixed woodland. The current owners have added a very sympathetic extension, along with a detached garage, studio and workshop, all creating versatile and practical living space in a very private and peaceful setting.

The Cottage is approached by a right of way over a private lane and then by its own gated drive which leads to a parking area to the rear. The front door leads into a small porch and then two ground floor reception rooms, both full of character with flagged floors, exposed timbers, a fireplace with fitted wood burner, radiators and windows to the front and side. A door then leads through to an inner hall again with a flagged floor and radiator, and to a very useful ground floor shower room. The inner hall opens into a large open plan kitchen/breakfast room with wooden flooring, granite working surfaces, two oven Aga, deep fill sink, plenty of

cupboard space, a plate rack and large built-in cupboard which houses the oil-fired central heating boiler. The adjoining family room is a quieter space to sit and relax and has a quarry tiled floor and windows and glazed doors opening out to the gardens as well as spectacular views over open countryside.

From the inner hall a staircase leads up to a good-sized landing with a roof light, access to roof space and radiator. Doors then give access to four comfortable and individual bedrooms, all enjoying far reaching views over the surrounding countryside. The bedrooms are then supported by a family bathroom which has all the usual fittings, including a freestanding bath on claw and ball feet. A second staircase from one of the bedrooms then leads down to the ground floor allowing all four bedrooms to be independent.

Outside

Close to the rear of the cottage a detached timber garage includes two open-fronted garage bays, an enclosed single garage, a workshop with fitted wood burner and a separate WC. An external staircase then leads up to a studio room and roof terrace which makes the most of the spectacular views. The building as a whole, offers scope for a variety of uses, and in our view is a huge asset to the property.

The gardens and woodland then extend to approximately 1.12 acres and include terraced lawned to the front and side, interspersed with a number of shrubs and herbaceous borders all with the backdrop of stunning views. There is a wood store and domestic oil tank for the central heating, viewpoints and a path leading into the mature and mixed woodland which is a haven for wildlife as well as a source of firewood.



Large open plan kitchen/breakfast room with adjoining family room with living room & snug





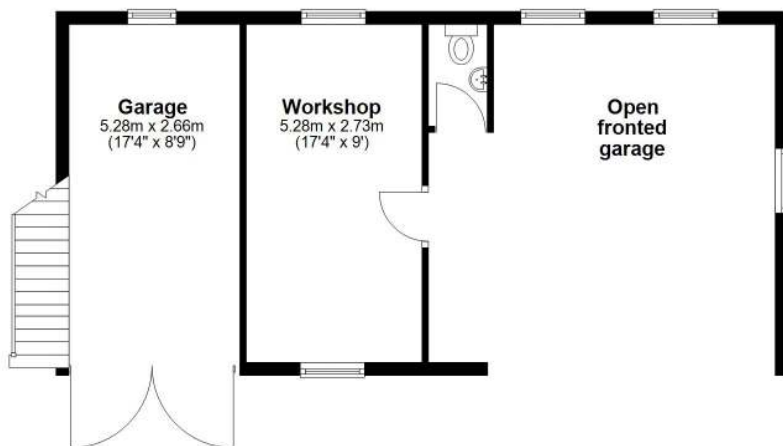


Good-sized landing leading to two of the four bedrooms with supporting family bathroom

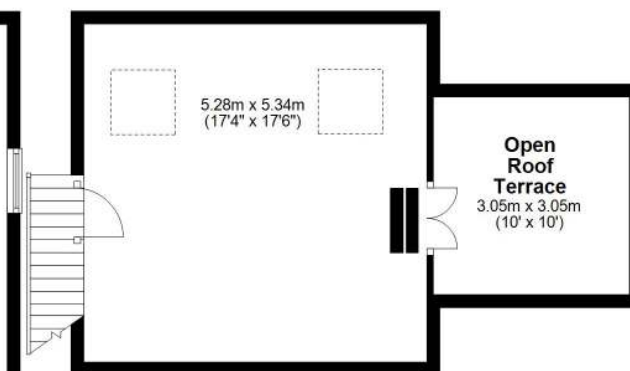




Ground Floor



First Floor - Garage Workshop Studio



Total area: approx. 94.7 sq. metres (1019.6 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Services and considerations

Mains electricity, mains water, private drainage and oil-fired central heating

Tenure Freehold

Council Tax Band E

EPC Rating F 33/90

Mobile coverage TBC

Broadband TBC

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

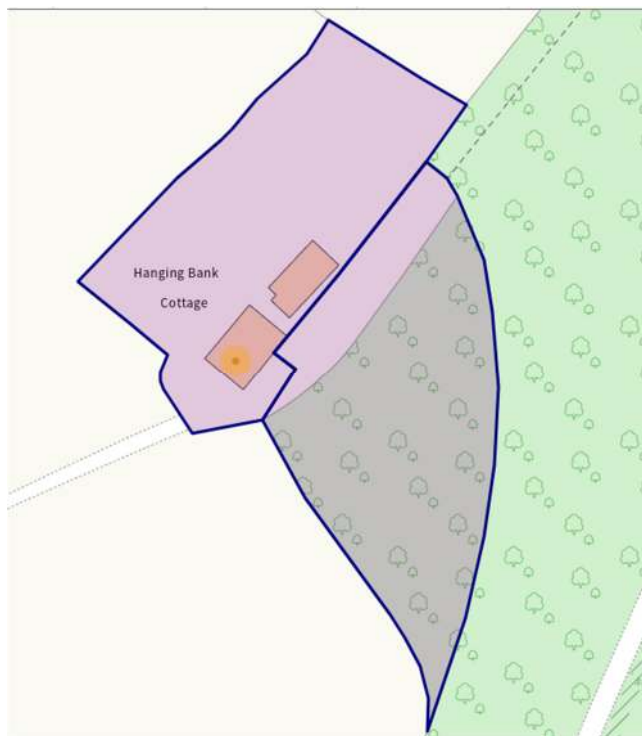
Prospective purchasers: Upon submitting an offer, we will require by law proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.



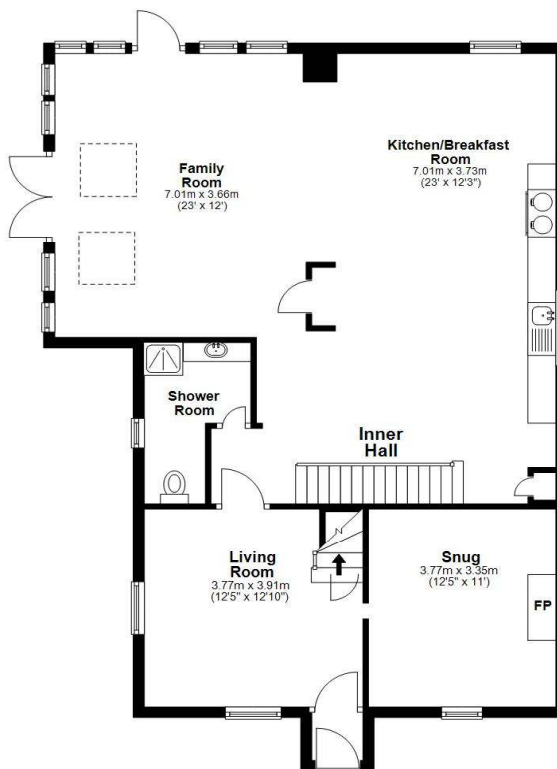
Directions

///stealthier.steroids.hill

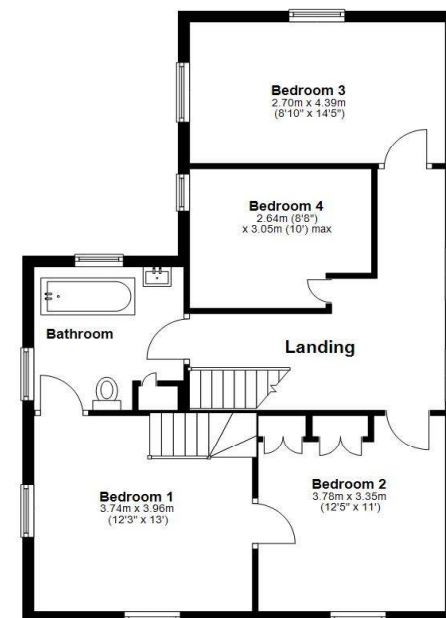
Evenjobb lies on the B4357 between Knighton and Kington. As you pass through the village coming from Kington, turn right towards Llanandras and Presteigne. Take the next left hand turning by the post box and follow the lane bearing right past a large stone barn. After the farmhouse turn left and proceed over the cattle grid and follow the road up to Hanging Bank Cottage.



Ground Floor



First Floor



Total area: approx. 164.6 sq. metres (1772.2 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
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