

Old School House Scottleton Street, Presteigne, Presteigne, LD8 2BL  
Offers in the region of £385,000



Character & Country  
PROPERTY SPECIALISTS





Old School House Scottleton Street, Presteigne, Presteigne, LD8 2BL  
Offers in the region of £385,000  
Council Tax Band: D

*The Old School House is a characterful, refurbished period home near Presteigne's centre. It offers modern comfort, a private garden, and retains its historic charm. Presteigne is a vibrant border town with independent shops, cultural festivals, and scenic surroundings.*

## SITUATION AND DESCRIPTION

The Old School House is an attractive, period former school house, conveniently situated for the Wents Meadow and enjoys a short level walk from the centre the historic borderland town of Presteigne which nestles in the heart of the Marches being surrounded by beautiful, unspoilt countryside, with the assumed motto, "Gateway to Wales" which was once the former county town of Radnorshire hosting two festivals, the originally named Sheep Music Festival and Presteigne Festival of Music and Arts, attracting some well-known composers. There is also the award-winning Judges Lodgings Museum being the winner of numerous national awards, the town is also commended for its many community-led initiatives and a wonderful array of independent shops and businesses on its high street and other traders within the town.

The semi-detached property is very well appointed having being recently refurbished throughout to a high standard. It features good quality fixtures and fittings with gas heating throughout yet retaining much character and charm of a property of this time.

Externally the property is complemented by a beautiful private garden which is mostly laid to lawn with pretty flower borders and a mix of fruit trees. There is also a summer house and patio, which provides a perfect opportunity for al fresco dining.

The accommodation is arranged as follows:

## VESTIBULE RECEPTION HALLWAY

Door to

## SITTING ROOM

Original fireplace with wood-burning stove. Shuttered window to side elevation. Door to

## DINING ROOM

With former fireplace recess, column radiator, shuttered window, walk-in cupboard housing the central heating boiler.

## INNER HALLWAY

## SHOWER ROOM

with quadrant shower unit with direct shower, low level flush w.c, pedestal washbasin, tiled floor.

## WALK-IN UTILITY

with plumbing for washing machine and tumble dryer.

## KITCHEN/BREAKFAST ROOM

Range of bespoke units, inset sink, eye level and base units, gas range cooker, ample space for dining table, column radiator, stable door and French doors leading to the lower garden.

Stairs from the sitting room exposed wood stairs leads up to the

## FIRST FLOOR

### LANDING

Enjoying natural light from window over the stairs, exposed wood floor and doors off to:

### BEDROOM 1

shuttered window to side elevation, tall column radiator, vaulted ceiling above and exposed floor boards.

### BEDROOM 2

Shuttered window to front elevation, column radiator and exposed floor boards.

### BEDROOM 3

Shuttered window to rear elevation, column radiator, exposed floor boards, former fireplace feature, built-in wardrobe unit with space to accommodate a double bed (easily removed).

## BATHROOM

With suite of panelled bath having direct shower over, pedestal wash basin and w.c.

## OUTSIDE

Externally, the property is complemented by a beautiful garden which is mostly laid to lawn with

















pretty flower borders and a mix of fruit trees. There is also a summer house and patio, which provides a perfect opportunity for al fresco dining, enjoying the historic borderland life and the views over the town to the border countryside.

The Old School House provides a fantastic opportunity to a number of buyers, including those looking for a second home or holiday let as well as an excellent primary residence.

### **SERVICES**

Mains electricity, gas, water and drainage. Gas fired central heating.

### **LOCAL AUTHORITY**

Powys County Council. Tax: Band D.









Character & Country

PROPERTY SPECIALISTS

5 Bridge Street

Hereford

Herefordshire

HR4 9DF

01432 278278

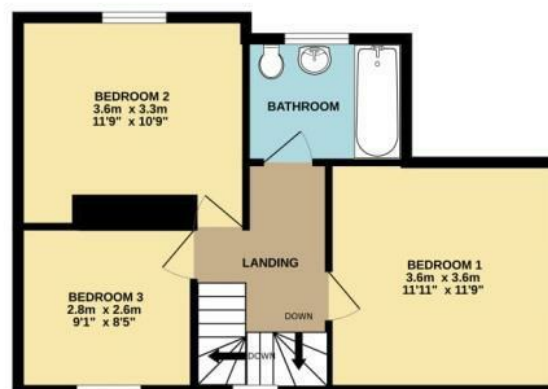
hereford@characterandcountry.co.uk

www.characterandcountry.co.uk

GROUND FLOOR  
58.7 sq.m. (632 sq.ft.) approx.



1ST FLOOR  
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA: 101.5 sq.m. (1093 sq.ft.) 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.  
Made with Metropix ©2025

- PLENTY OF CHARACTER FEATURES & CHARM.
- BEAUTIFULLY ESTABLISHED GARDEN.
- GAS FIRED CENTRAL HEATING
- GREAT LOCATION CLOSE TO ALL THE LOCAL AMENITIES
- ATTRACTIVE PERIOD FORMER SCHOOL HOUSE
- MODERNISED TO A HIGH STANDARD THROUGHOUT
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- BATHROOM & SHOWER ROOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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