



Little Rodd & Long Barn,, The Rodd, Presteigne,  
Guide Price £785,000

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# Little Rodd & Long Barn,, The Rodd Presteigne

A rare opportunity to own a historic 15th Century Black and White cottage with four/five bedrooms, a detached barn conversion with three bedrooms, a range of outbuildings with scope for further development, wonderful gardens and grounds extending to just over an acre, all located next to Rodd Court near the border town of Presteigne.

## FEATURES

- C15th detached Black & White cottage
- Separate Barn conversion
- A range of outbuildings - potential for development
- Landscaped gardens and grounds
- Next to Rodd Court
- Never been on the open market
- Near the popular town of Presteigne
- Direct access to countryside for walking
- Grade II Listed



### Material Information

**Guide Price** £785,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

ENERGY PERFORMANCE  
CERTIFICATE NOT  
REQUIRED ON LISTED  
BUILDINGS

## Introduction

Little Rodd is a wonderful detached Black and White cottage with a wealth of period features throughout, with landscaped cottage gardens attached and a range of outbuildings, including a detached barn conversion offering further accommodation. Formerly part of Rodd Court, an Elizabethan manor house belonging to the Rodd family and then the home of the late Sir Sidney Nolan, Little Rodd has never been on the open market and has remained in the same family since being separated from the court house. Located just outside the popular border town of Presteigne, which has a very active community and High Street, it is perfectly placed for accessing the surrounding countryside up the Hindwell Valley and beyond. Ludlow, Leominster and Hereford are all historic market towns within travelling distance by car, offering a wider range of amenities and services.

## Little Rodd

The cottage dates back to the 15th Century with much of the original cruck truss exposed on the first floor, with changes made during the 16th and 17th Century. The cottage has a wealth of period features such as casement windows, bread oven, exposed beams, floorboards, quarry tiles and many more. The cottage has two principle reception rooms on the ground floor with the kitchen situated in the middle, fitted with a range of wall and base units, storage cupboards, and the range that powers the central heating. There is a rear door leading to the garden off a small dining area. There is also a small pantry and toilet off the kitchen. There is a rear door leading to the garden off a small dining area. On the first floor you find three bedrooms, with two further rooms that can be used as occasional bedrooms, or which can be used as a snug, studio or office space. There is a main bathroom fitted with a white suite.

## Long Barn

Long Barn is the former dairy and is a charming red brick single storey detached building, which was converted in the early 1990s to offer further accommodation to the family. There is a garden

room attached to the front, offering further areas to sit, which leads through to a substantial main room, with exposed beams, Welsh slate tiled flooring, a kitchen area to one end, a dining space and then a living area to the other end, with a large wood-burning stove in the centre. To the far end of the building are three bedrooms, two with their own sinks, and a bathroom fitted with a white three piece suite. Off the kitchen area is a door to a boot room, with plumbing for a washing machine, and with a small toilet and shower attached. Utility provision is currently in the old bull pens across the yard.

## Outbuildings

The property has two detached barns, one being the brick-built former bull pens, which has been developed to offer further storage. Having three rooms, and with light, power, water and drainage already connected, it could easily be developed into further accommodation, provided proper permissions are obtained. The second detached barn is currently used for a wood store, storage and parking but has potential for development into workshops, further parking or even more accommodation, again with the necessary permissions. All of this offers buyers a wide range of options.

## Gardens and grounds

The gardens and grounds at Little Rodd are separated into the gardens around the cottage, a separate orchard, an enclosed courtyard and a yard to the rear of the Long Barn. The drive approaches the property with the cottage on your right and courtyard straight ahead, which is enclosed via brick and stone walls. The cottage garden is bordered by mature hedges and is a lovely, traditional garden with expanses of lawn, mature shrubs, plants and trees. The orchard, which is accessed via two gates from the garden, has a number of fruit trees, with scope for many more. The orchard and gardens measure approximately 0.6 acres in total. Parking is available in the two yards, as well as under cover in the large wooden barn.

## Location

The property is located near the border town of





Presteigne in the Welsh Marches, which was the county town of Radnorshire and has become a local cultural centre, hosting two music festivals. First, the oddly named Sheep Music Festival, dedicated to contemporary music, and, secondly, the Presteigne Festival of Music and the Arts. The town is fortunate to have an award-winning museum, the Judge's Lodging. Presteigne has a primary and secondary school, a leisure centre and a thriving community spirit, with the popular market being held once a month. Further afield, the market towns of Knighton and Ludlow offer a range of facilities, the latter being known for its restaurants and festivals. The nearest train station is in Knighton, a little under 7 miles away, while the line through Leominster, 20 minutes away, runs directly to Shrewsbury and South Wales. The Cathedral City of Hereford, 20 miles away, offers greater amenities.

### Agents notes

Both accommodation units have mains electricity, a private water supply water and septic tank drainage. The property, along with Rodd Court and the Rodd farmhouse, share a septic tank, which is administered by the Sidney Nolan Trust. The cottage has central heating and the barn conversion has electric heating and a wood burning stove. The local authority for the property is Herefordshire, although the postal address is Powys, with a band of E. We are advised the property is being sold as a FREEHOLD.

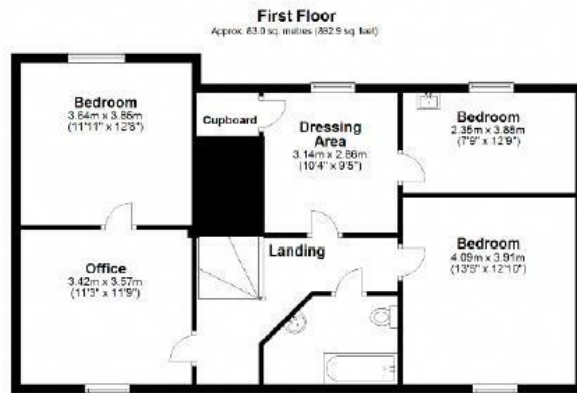


### DIRECTIONS

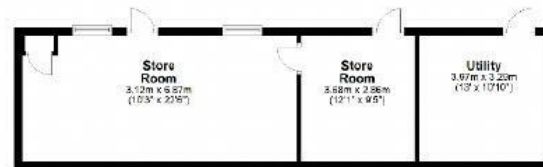
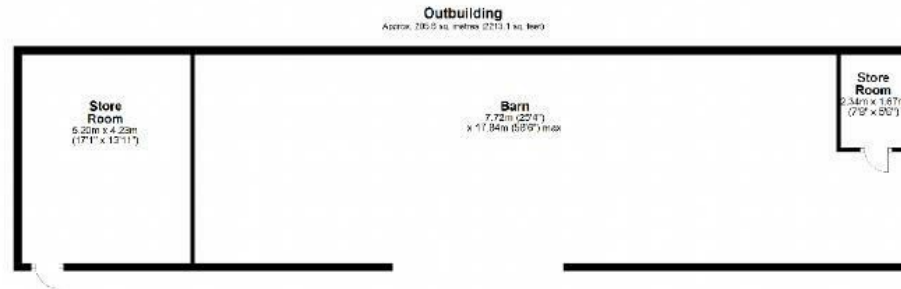
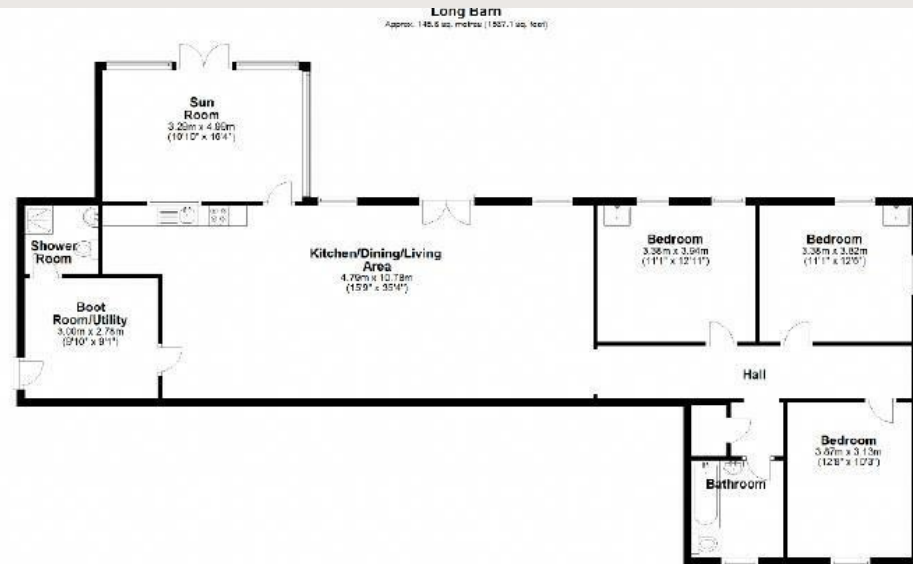
Leaving Prestieigne on the B4355, take the second exit off the roundabout signposted Kington. After approximately 0.6 miles the drive is on the right hand side. Using What Three words: ///shorthand.heat.hotels







For illustration only. Not guaranteed to scale.  
Plan produced using PlanMaker.



For illustration only. Not guaranteed to scale.  
Dimensions and fields.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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