



Oxenbrook, Norton, Presteigne, LD8 2EN  
Price £435,000

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# Oxenbrook, Norton Presteigne

This property seamlessly blends contemporary design with period features, offering a unique living experience on the fringes of the small village of Norton, Presteigne with NO ONWARD CHAIN. With three bedrooms and three reception rooms, there is ample space for comfortable living and entertaining. The property boasts two bathrooms, ensuring convenience and privacy for all residents. This house provides a generous living area while maintaining a cosy and inviting atmosphere. The design of the house is focused on bringing the beautiful garden inside, creating a tranquil and harmonious living environment. If you appreciate a blend of modern design and historic charm, this period house in Norton is the perfect place to call home. Don't miss the opportunity to own a piece of architectural beauty in this idyllic location.



## FEATURES

- Detached architect-designed and restored home
- Contemporary design incorporating character features
- Three bedrooms, three reception rooms
- Desirable location in a small rural village
- Gardens extending to 0.27 acres which have been carefully planned
- Parking for four vehicles, with gated driveway and garage
- Outbuildings to include greenhouse and stone store with potential for conversion

## Material Information

**Price** £435,000

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** E

**EPC:** C (69)

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



**Introduction**

This detached Siberian Larch clad property was renovated by the current Architect owners between and now offers a perfect blend of contemporary design and period features with three bedrooms, three reception rooms and two bathrooms. With landscaped gardens designed to be low maintenance but incredibly pretty, there is parking on the enclosed driveway, an integral garage and wonderful views onto the hills surrounding the village of Norton, near the border town of Presteigne.

The accommodation comprises: Front porch, entrance hallway, living room, snug, kitchen, dining room, downstairs bathroom and three double bedrooms.

**Property description**

This property has been renovated to a very high standard with the details carefully chosen by the owners to include high quality Velfac Scandinavian windows with composite timber / aluminium frames with high thermal values and low maintenance set in stained Siberian Larch cladding to compliment the surrounding area, improving thermal performance and chosen to reduce maintenance.

The front door leads into the porch, which is a very handy space for storing those muddy boots and coats from exploring the surrounding countryside. A second glazed door leads through into the main house with the inner hall with exposed timber flooring, exposed internal beams that are open to the living room with a large stone fireplace with adjacent bread oven and an inset multi fuel stove. An opening leading into the second reception room with part glazed roof to maximize solar gain and views. With fully openable glazed Velfac composite doors leading to the garden. From the inner hall, there are stairs rising to the first floor and a door into the ground floor bathroom which is a truly spectacular space with a contemporary white suite with central freestanding bath on a raised hardwood floor against a picture window to allow you to relax and enjoy the outside space.

From the inner hall is a second door which leads into the kitchen/dining space with ceramic tiled flooring, black contemporary units, white worktops and integrated appliances to include fridge, freezer, hob, oven, microwave and dishwasher. The original Aga has been retained in the kitchen. The new owner could look to restore the Aga and reinstate the chimney and flue. The dining area has ample space for a table and chairs and again has Velfac glazed composite doors leading to the garden. Extensive storage is available along the one wall with sliding doors, as well as a pantry area. A further external door leads out to the garden.

On the first floor you find exposed floorboards and doors leading off to the three bedrooms, with the main bedroom retaining original features including vaulted ceilings and Elm floorboards and leads through to the third bedroom which could be used as an office/nursery or a dressing room. The shower room is located off the landing with contemporary white suite, metro almond tiling.

**Gardens and parking**

The property enjoys gardens extending to approximately 0.27 acres which have been landscaped by the current owners to include planting beds, lawned areas and perimeter hedging. There is a mixture of apples trees, soft fruit trees and a vegetable patch along with a herb area round the patio. The patio is south facing and perfect for summer BBQs and evenings enjoying your surroundings. The garden to the front of the property has a small pond and is landscaped to be low maintenance and is enclosed by timber fencing leading to the driveway with parking for a number of vehicles, gated entrance and integrated garage. The rear garden also has some outbuildings within the grounds to include a green house and two outbuildings. One just off the house has light and power and could be utilised for further space such as a workshop; hobby room utility etc. The second outbuildings further up the garden and could be developed, with necessary permissions etc, into a home office or studio. Prospective purchasers could look to create a two car detached garage









with direct access onto Offas Green at the top end of the gardens. (subject to planning permission).

### Attached garage

There is an attached garage with an up and over door, light and power. The current owners have explored the potential to bring this into the main home subject to the necessary permission being obtained.

### Location

Norton is a pretty village with a strong community feel with a hub available within the church, situated just two miles north from the market town of Presteigne, which has been the 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 which has been featured on the television. Further afield north and crossing the Offas Dyke is the market town of Knighton, 4 miles, with the train station with the Heart of Wales line running through to Swansea. Ludlow, 18 miles, offers a wide range of restaurants and hosts the iconic Ludlow Food Festival.

### Services

All mains services are connected, with gas heating and septic tank drainage. Powys County Council tax band E. We are advised the property is being sold as a FREEHOLD.

### Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

### DIRECTIONS

On entering the village of Norton from Knighton on the B4355, pass the 20 mph sign and follow the road to the left passing Offas Green, the property can then be found on the right hand side. Using What Three Words [///shameless.using.crinkled](https://www.what3words.com////shameless.using.crinkled)









**Ground Floor**  
Approx. 97.0 sq. metres (1044.2 sq. feet)



**First Floor**  
Approx. 60.8 sq. metres (654.7 sq. feet)



Total area: approx. 157.8 sq. metres (1698.9 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

**Oxenbrook**

*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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