



Barn Cottage, Harpton, Walton, Presteigne, LD8 2RE
Guide Price £785,000

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Barn Cottage, Harpton, Walton Presteigne

Barn Cottage is a detached four bedroom that has been extended and updated by the current owners to create a wonderfully light and spacious home set in the small hamlet of Harpton, near Walton with far reaching views over the surrounding countryside and onto the hills beyond. The property has a private driveway with parking for a number of vehicles, large garden and a detached outbuilding.

FEATURES

- Detached rural home
- Rural location with far reaching views
- Gardens and outbuildings
- Extended by the current owners
- Four bedrooms, two with ensembles
- Three reception rooms, three bathrooms
- Near the villages of New and Old Radnor and town of Kington

Material Information

Guide Price £785,000

Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: D (62)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

A detached home sat in the beautiful Radnor Valley in the hamlet of Harpton, near the border town of Kington on the Welsh/English border with views over the surrounding countryside. The property offers light and spacious accommodation with three reception rooms to include living room, dining room and office, open plan kitchen/living/dining room with doors out onto the garden, four bedrooms with two having ensembles and a further bathroom. The property offers a private driveway leading up to an area offering parking for a number of vehicles, outbuilding with potential for further development and extensive gardens.

Property description

The front door opens into a spacious entrance hall with attractive oak staircase rising up to the first floor and doors leading off the ground floor accommodation. To the right are double doors leading into a large dining room with loads of space and a window looking down the driveway and onto the hills beyond. You also find the spacious living room which has French doors leading out onto the garden and enjoys a wonderful outlook. Also on the ground floor is the impressive kitchen/dining/living room has tiled floors and an inset Clearview wood burning stove. The tiled flooring continues into the sunroom from which French doors open onto a patio overlooking the stunning countryside. The kitchen is fitted with a comprehensive range of Shaker style units with granite worktops and drainer with inset 1.5 bowl stainless steel sink. Integrated appliances include a fridge/freezer, dishwasher, double oven, electric induction hob with extractor.

From the kitchen a small hallway leads to the downstairs cloakroom with WC, wash hand basin and double storage cupboard. It also provides access to the large utility room with a range of wall and base units, stainless steel sink and drainer. The hallway also leads to a boot room with plenty of storage for coats and shoes and an exterior door to the garden. From the boot room one can access the large study, with dual aspect windows and built-in bookshelves and a storage cupboard. The downstairs bedroom has built-in wardrobes, an ensuite bathroom with shower, bath, WC, hand basin and heated towel rail. There is also a linen cupboard. Double doors open into a formal dining room with two large windows.

On the first floor the landing has doors leading off to the bedrooms and family bathroom with a three piece white suite and heated towel rail. To the left at the top of the stairs is a bedroom with window, Velux window and to the right a south-facing double bedroom with built-in eaves storage, wardrobe, roof light and window. The landing also provides access to the main bedroom, which is a large, light bedroom with two south-facing windows, built-in wardrobes and a door leading through to a large ensuite bathroom with built-in shower cubicle, separate bath, WC, wash hand basin and heated towel rail.

Gardens and grounds

The property sits within a 3/4-acre garden which is approached by a sweeping, private gravel driveway with Victorian lantern lights, lawned area to either side with mature hedges. The gardens surround the property and benefit from a substantial, slate roofed





timber clad outbuilding, with three separate sections. An archway leads through to a private rear garden and a lovely lawned area with herbaceous borders, mature trees and shrubs. There are two separate seating areas that enjoy the southerly and westerly outlook and views over the open countryside. A large, paved patio area runs the length of the rear of the house.

Location

Harpton is a small hamlet situated in the Radnor Valley with the nearby village of New Radnor having a village shop and primary school. The town of Kington, 5 miles which offers a superb range of services which include shops, restaurants, public houses, a leisure centre, primary and secondary schools, churches and a doctors surgery.. Nearby Presteigne, 8 miles was the county town of Radnorshire and has become a local cultural centre. It hosts two festivals. First, the oddly named Sheep Music Festival dedicated to contemporary music and the Presteigne Festival of Music and the Arts which casts. The town is fortunate to have an award winning museum - The Judges Lodgings. Further afield, the markets 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.

Services

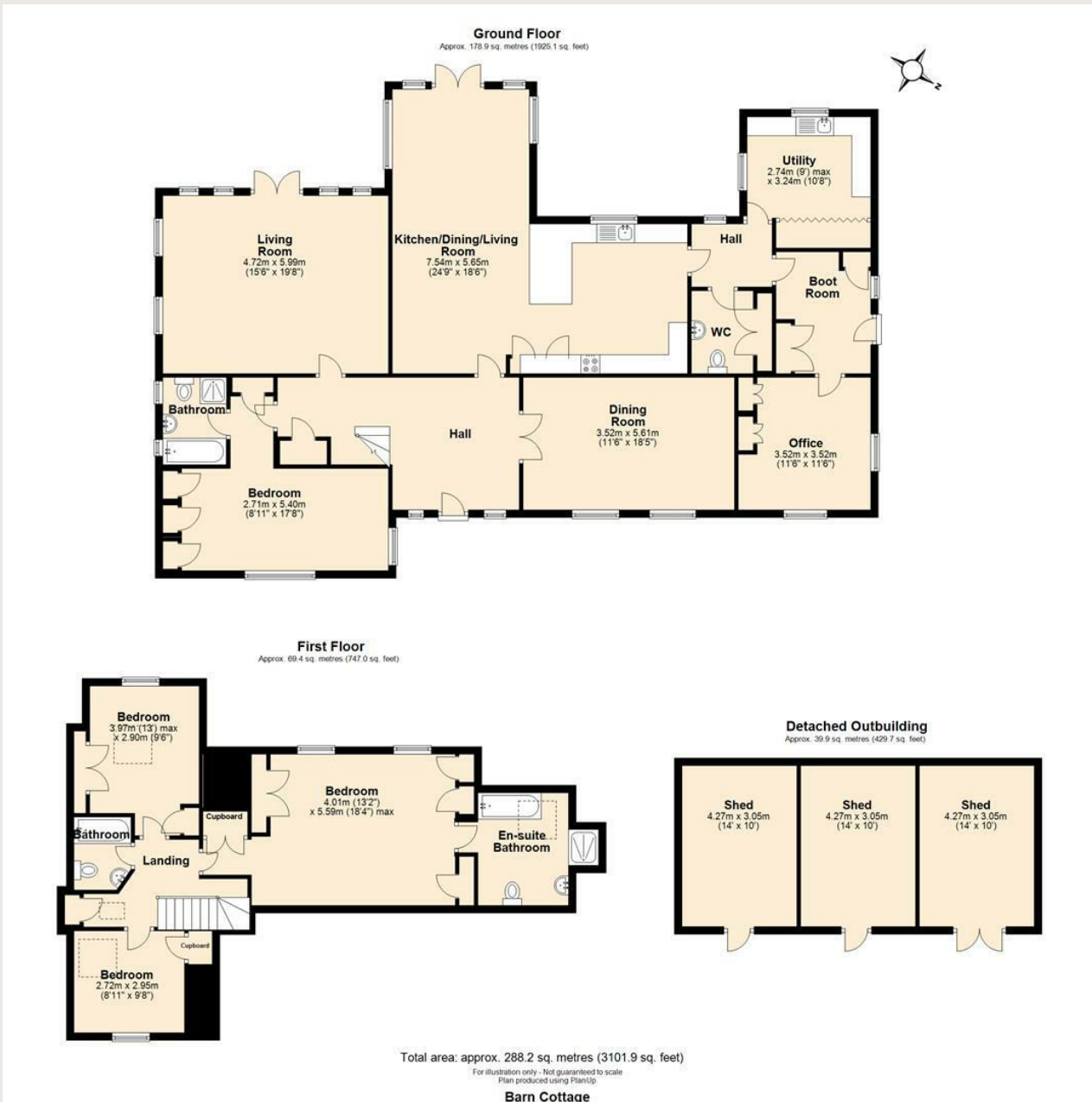
The property has mains electricity and water, drainage to a septic tank and oil fired heating.



DIRECTIONS
Using what three words the property can be found using \\lamp.laugh.scrap







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 and floorplans remain exclusive to Cobb Amos.

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