



5, Pen Offa, Presteigne, LD8 2DX
Price £475,000

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5, Pen Offa Presteigne

Pen Offa is a private cul de sac located on the fringes of Norton, near Presteigne and is a detached modern family home with four double bedroom. With four reception rooms, there is ample room for entertaining guests, simply relaxing with your loved ones or allowing you to work from home. The village location adds to the charm of the property, providing a sense of community and a picturesque setting to call home.

FEATURES

- Detached Family Home
- Four bedrooms, three bathrooms
- Four reception rooms
- Beautiful landscaped gardens
- Double detached garage, driveway parking
- Rural village location



Material Information

Price £475,000

Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: C (78)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Pen Offa is a fantastic detached property that has been well maintained by the current owners and offers ample living space, with four bedrooms, family bathroom and two ensuite shower rooms. The gardens to the rear have been lovingly landscaped by the current owners to create a wonderful space with an abundance of plants, flowers, shrubs and vegetable garden. The accommodation comprises: entrance porch, hall, living room, dining room, garden room, study, cloakroom, kitchen, utility, four bedrooms, family bathroom, two ensuite shower rooms and a detached double garage.

Property description

The property is approached from the driveway and garage via the path that leads to the front door and into the enclosed porch. This then leads into the central hallway with stairs rising to the first floor, with under stair storage, handy cloakroom, a study for office space and then doors leading to the living room and kitchen. The living room is a lovely light room with a bay window to the front, feature fireplace with inset gas fire and double doors that lead through the dining room then into the garden room with Velux windows and great views over the garden and doors onto the patio. From the dining room a door leads through into the kitchen which offers a wide range of cream wall and base units with under lighting, dishwasher and range style cooker, shelving for pots and pans. Off the kitchen is a very handy utility room with space for fridge/freezer, washing machine, tumble dryer and the boiler. There is also a door leading out to the side of the house.

On the first floor the central landing is light and airy with loft access and ladder. The main bedroom is to the front with a view onto the hills beyond and a shower ensuite with modern white suite. The second bedroom also has a shower ensuite with modern suite and a view over the rear garden. There are two further double bedrooms, with the one having built in wardrobes currently set up as a twin room. The family bathroom is fitted with a white modern suite to include an electric shower, splash panel walls and storage cupboards.

Detached garage

A detached double garage with up and over doors, light and power, pedestrian doors to the rear and boarding for storage in the roof space.

Gardens and parking

The property has gardens to the front and side with the garden to the rear being beautifully landscaped and carefully planned by the current owners to include a patio area, lawned areas and raised beds full of mature plants and shrubs, a vegetable area and elevated spot for seating. There are also some handy storage sheds down the side of the house. To the front of the property there a lawned area and driveway with parking for a number of cars. To the side is an amenity area off the back of the garage.

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

The property has mains water, mains drainage, mains electricity and mains gas heating. The property is being sold as a FREEHOLD.
Powys County Council tax band F

Agents notes

Prospective purchasers are advised that there is a restriction permitting the parking of a motorhome/caravan on the driveway, however the property has detached garaging.

Anti-money Laundering Regulations 2007

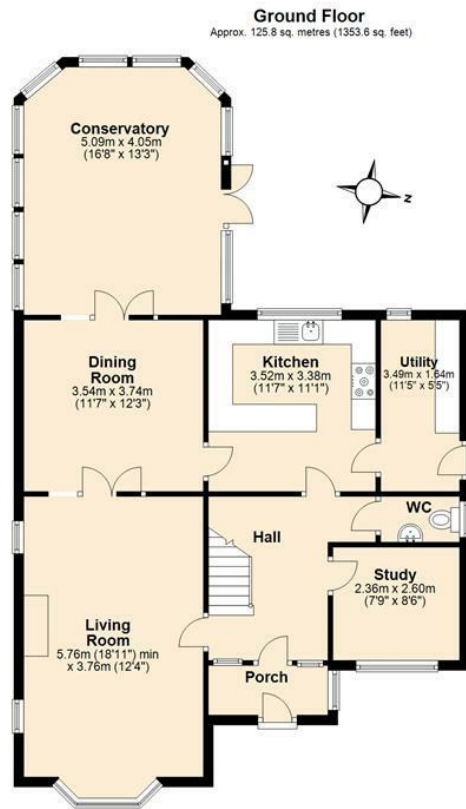
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer’s identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Leaving Knighton on the B4355 signposted for Presteigne continue along the road for approximately 5 miles. As you enter the village of Norton turn right into Offas Green. As you enter the cul de sac you go over speed bump, continue up to the top of the bank and turn right onto Pen Offa. The property is located at the top







Total area: approx. 196.6 sq. metres (2115.7 sq. feet)

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

5 pen Offa

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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