



11, Offas Green, Presteigne, LD8 2NX
Price £435,000

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11 Offas Green Presteigne

Situated on the edge of a sought after Powys village is this lovely detached, three bedroom bungalow which has been refurbished and reconfigured by the current owners. With versatile accommodation, wonderful outside space and a detached studio/office, viewing is highly recommended to appreciate what this property has to offer.

- Detached three bedroom bungalow
- Detached studio/office
- Rural village location
- Large gardens front and rear
- Driveway parking
- Elevated position and views
- Solar Panels installed
- Utility Room

Material Information

Price £435,000

Tenure: Freehold

Local Authority: Powys

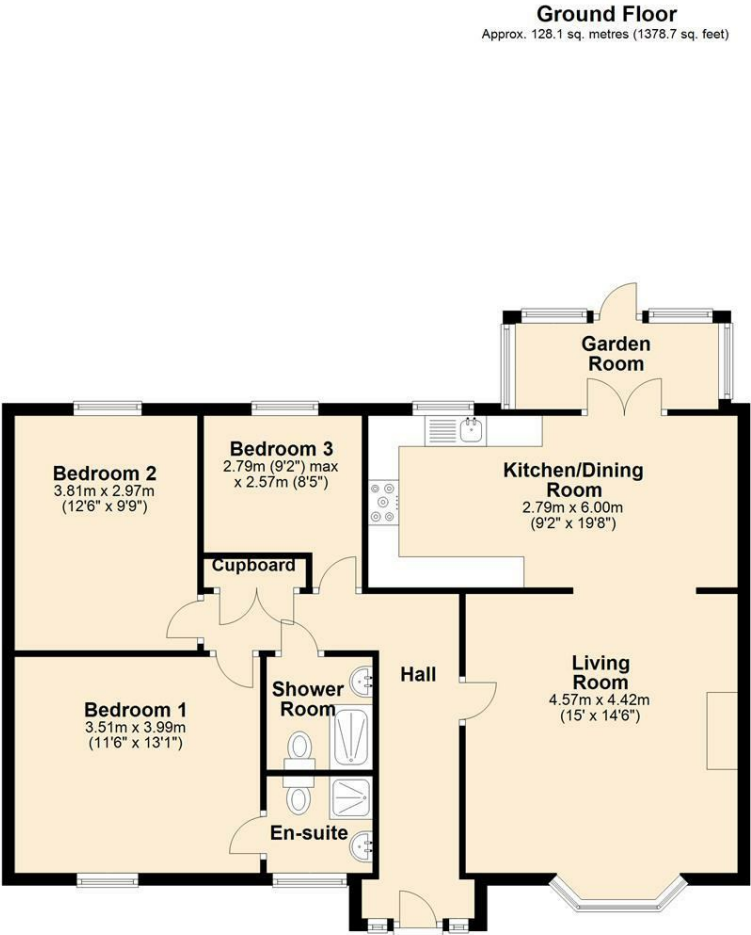
Council Tax: F

EPC: A (94)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A	94 A	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 128.1 sq. metres (1378.7 sq. feet)

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

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.

Introduction

A detached three bedroom home with detached studio/office in an elevated position located on a select cul de sac with views over the surrounding hills in a small rural village near the popular border town of Presteigne. This property has been refurbished and reconfigured by the current owners to offer well-appointed and modern accommodation throughout, landscaped gardens and has had solar panels installed on the roof. This property is certainly a must view!

The accommodation comprises: hallway, living room, kitchen/dining room, garden room, main bedroom with ensuite, two further bedrooms, shower room and detached studio and utility.

Property description

The front door leads through into the hall with hard flooring, which runs throughout the property, and doors leading off to the various accommodation. The living room is located to the front of the property with a lovely bay window allowing wonderful views over the garden and hills beyond with a fantastic fireplace installed by the current owners with a multi-fuel stove. From the living room an opening leads through to the kitchen/dining room, this space has been reconfigured by the current owners by opening up two separate spaces and has created an open plan space. Fitted with an extensive range of wall and base units, integrated appliances to include dishwasher, fridge/freezer, oven and hob and leads through to the garden room which overlooks the rear garden and across the patio to the utility space.

There are three bedrooms, one is being used as a home office and overlooks the back garden along with bedroom two. The main bedroom is to the front so enjoys the views over the gardens and hills beyond and has a shower ensuite which has been refurbished by the current owners to offer a modern white suite. Off the hall is a useful storage cupboard, one housing the boiler and the other for storage. The shower room is across from bedroom three and has been refurbished to offer a modern suite with vanity sink, mosaic patterned flooring and a shower.

Detached studio

The current owners have created a studio/work space by converting the detached double garage with patio doors opening onto the front driveway. To the rear is a utility room, with sink and plumbing for a washing machine. The space could lend itself to further accommodation to the main house, subject to necessary permissions being obtained, and used as an Air Bnb.

Gardens and parking

The property is approached via a tarmac driveway and offers parking for a number of vehicles and has a path that lead around to the front door and rear of the property. To the front of the property there is a lawned area that is bordered by mature plants and shrubs and allows unobstructed views of the hills beyond. To the rear of the property the current owners have created a wonderful space with patio area off the back of the house, planted numerous plants and shrubs, erected a timber pergola with seating area and an amenity area in the top corner.

Location

Norton is a pretty village with a strong community feel, located two miles north is the sought after Market Town of Presteigne located in the Welsh Marches. This was the county town of Radnorshire and has become a local cultural centre, hosting two festivals. First, the oddly named Sheep Music Festival dedicated to contemporary music and the Presteigne Festival of Music and the Arts. The town is fortunate to have an award winning museum - The Judges Lodgings. Presteigne has a Primary and Secondary School, Leisure Centre and thriving community spirit with the popular market being held once a month. 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. The Cathedral City of Hereford, 20 miles offers greater amenities.

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 £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

Services and tenure

Mains electricity, gas, drainage and water are connected. The property has solar panels installed on the roof which provide much of the electricity and exports to the national grid. The property has gas central heating and double glazing. Council Tax Band F, Powys county council. Freehold property.

DIRECTIONS

From Knighton proceed on the B4355 to Norton. On entering the village turn right into Offas Green, after a short distance take the first turning left, then follow the road almost to the end and take the right hand turn. The property can then be found on your left hand side



