



Osbern House, Kinnerton, Near New Radnor, LD8 2PE  
Guide Price £735,000

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# Osbern House, Kinnerton Near New Radnor

A substantial detached family home with far reaching views over the Radnor Valley with landscaped gardens, natural pond, paddock totally approximately 1.4 acres (TBV), double garage and car port. With four double bedrooms, ensuite shower room, open plan family kitchen, living room, garden room all enjoying the wonderful view from its elevated position. We strongly recommend viewing this wonderful rural property before another buyer beats you to it.

## FEATURES

- Individually Built Home
- Far Reaching Views
- Four Double Bedrooms
- En-Suite, Bathroom & WC
- Large Kitchen/Family Room
- Gardens, Paddock & Barn
- Scenic Semi-Rural Location
- Viewing Essential

## Material Information

**Guide Price** £735,000

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** F

**EPC:** D (61)

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 61   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Introduction

Osbern House is a fantastic detached family home with far reaching views over the Radnor Valley with landscaped gardens, natural pond, paddock totally approximately 1.4 acres (TBV), double garage and car port. With four double bedrooms, en-suite shower room, open plan family kitchen, living room, garden room all enjoying the wonderful view from its elevated position. We strongly recommend viewing this wonderful rural property before another buyers beats you to it.

## Property description & double garage

A substantial detached family home with large spacious rooms with views over the Radnor Valley. The entrance porch leads into a central hallway with parquet flooring and doors leading to the ground floor accommodation. The family room with kitchen/breakfast and living space is a fantastic room with an extensive range of wall and base units, integrated appliances and tiled flooring. The living area has a fireplace with inset stove and views over the gardens. Off this room is a handy utility room and then a further door leading to the double garage. Off the hall is an office with bay window to the rear and then a dining room with fireplace, windows to the front and rear and then a garden room. This fantastic room with oak flooring has views over the gardens, grounds and views beyond.

On the first floor the open landing with picture window offers a wonderful view

and then has doors leading off to the bedrooms, bathroom and airing cupboard. The main bedroom is a lovely double with ensuite shower room. There are three further bedrooms and a family bathroom

## Garden, Land and Buildings

The property has wonderful landscaped grounds with large areas of lawn, sweeping driveway and a natural pond. There are mature trees along the boundary and off the garden room a patio area and an orchard beyond. Off the garden is a small paddock with detached barn.

## Location

The property is situated on the edge of Kinnerton near New Radnor which is a charming village, to the south of the Radnor Forest, that is steeped in history with the castle mound overlooking the village. The property is situated on the edge of the village which enjoys a variety of amenities to include a popular primary school, local shop and active village hall. New Radnor is visited once a week each by the mobile Post Office and library. Additionally there are regular bus services to Kington, Hereford, Llandrindod Wells and Knighton. Nearby Presteigne 8 miles and Kington 6 miles offer a wider range of amenities to include shops, leisure centres and health services.

## Services

Mains electricity and water. Oil fired Heating. Drainage to a septic tank. Powys County Council Tax Band F





## Agents notes

We are advised the property is being sold as a FREEHOLD with vacant possession.

## Money Laundering Regulations 2007

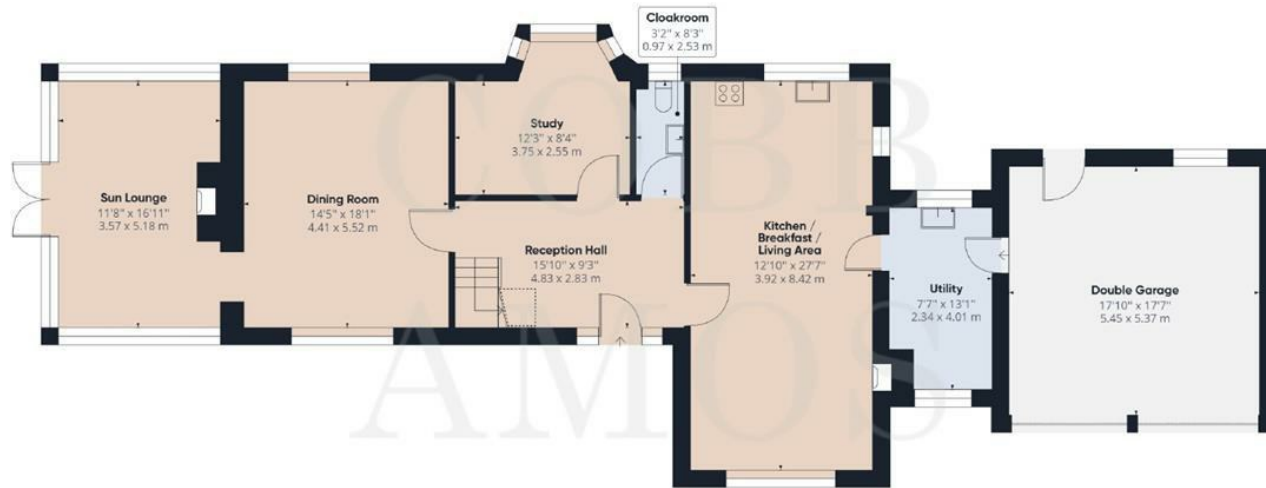
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of 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

From Knighton, proceed out of town on the B4357, Presteigne Road, turn right signposted for Whitton. On entering the village of Whitton proceed over the crossroads, continue along for approx. 2 miles turn right onto the B4372 to New Radnor. Continue along this road for approx. 2 miles, enter the the village of Kinnerton. When you reach the crossroads, turn left, passing the pond and follow the lane. After a right hand bend the property is on your right with the drive in front of you.







Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

2390.77 ft<sup>2</sup>

222.11 m<sup>2</sup>

**Reduced headroom**

6.93 ft<sup>2</sup>

0.64 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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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