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LAND & NEW HOMES

2, Cross A Dyke, New Radnor, LD8 2TH
Price £350,000

2 Cross A Dyke New Radnor

A charming stone cottage sat in the Radnor Valley with far reaching views due to a bank of windows to one end, open plan loft style living, home office and off road parking for a number of cars and gardens. The property has one/two bedrooms and offers flexibility in how to use the space. Viewing highly recommended to appreciate this unique property.

- SEMI-DETACHED COTTAGE
- RURAL LOCATION
- ONE/TWO BEDROOMS
- OPEN PLAN LOFT STYLE FIRST FLOOR
- WELL PRESENTED THROUGHOUT
- COUNTRYSIDE VIEWS
- GARDENS AND PARKING
- NEAR THE VILLAGE OF NEW RADNOR

Material Information

Price £350,000

Tenure: Freehold

Local Authority: Powys

Council Tax: C

EPC: E (53)

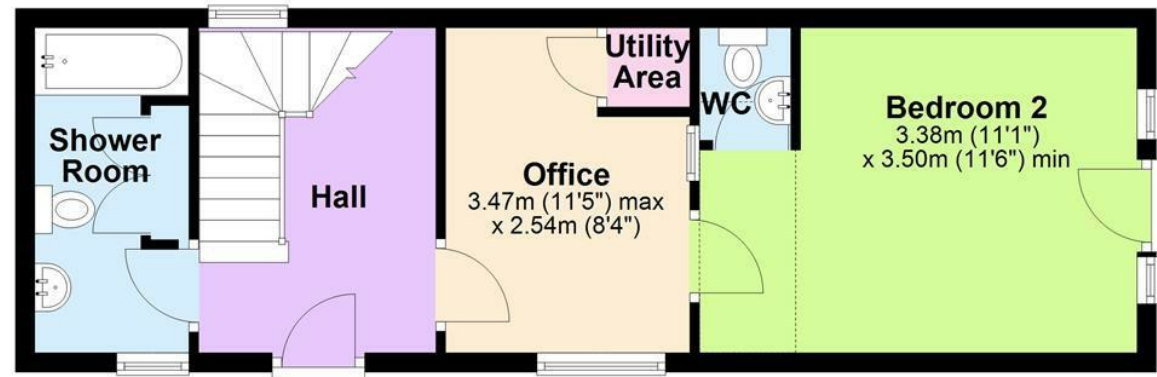
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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

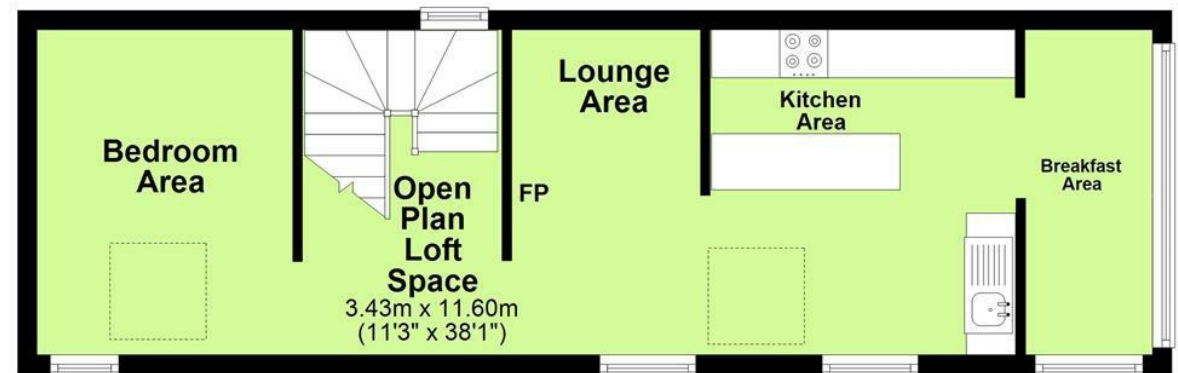
Ground Floor

Approx. 39.2 sq. metres (421.7 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 79.0 sq. metres (850.0 sq. feet)

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

2 Cross A Dyke is a wonderful stone cottage with a barn like feel that has been created by the current owner to offer one/two bedrooms, open plan loft style accommodation on the first floor with a glazed gable end allowing wonderful views over the Radnor Valley. The property occupies an idyllic position on a no through lane affording privacy and quiet and gardens to the front of the cottage, driveway parking and a further area of garden that could be utilised further.

The accommodation comprises: entrance hall, office, reception room/bedroom, bathroom room, WC open plan loft with kitchen/dining/living and bedroom area.

Property description

The front door leads into the hall with tiled flooring and oak doors leading off to the ground floor accommodation to include the bathroom, home office and second bedroom/reception room. Stairs then rise to the first floor which is where the main accommodations are found with inset spotlights in the ceilings and lovely feature down lights over the stairs and island. This impressive open plan space offers an area for a bedroom to one end, a living area with a multi-fuel stove, kitchen area with a comprehensive range of solid wood units, space for appliances and then a breakfast/dining area to the far end with a vaulted ceiling and all glazed end allowing expansive views. There are windows all down the sides allowing glimpses of the garden and hills beyond and Velux windows down the one side. The flooring is tiled all through this floor and the bedroom to the far end is sectioned off and offers a cosy space for a bed.

On the ground floor you find a very handy home office, with a utility cupboard in the corner with plumbing for a washing machine, a reclaimed stained glass window which adds a lovely feature to the space and allows light to come in from the end room which could be used as a second bedrooms or reception room. It has a stable door out to the driveway, wooden flooring and a WC in the corner. On this floor to the end of the cottage is a bathroom with a white suite with a shower over the bath and a large airing cupboard housing the immersion tank.

Gardens and parking

The property is approached via the lane and leads to a gravelled driveway with parking for 3/4 vehicles and leads up to the cottage. There is a lawned area to the front of the deck which takes you to the front door and runs the length of the cottage. There is an area of gravel that is perfect for a table and chairs to sit and enjoy the space. The is a mixture of plants and shrubs planted around and creates a lovely cottage style garden There is also more ground below the driveway which straddles to the brook and could be utilised further as more garden or space to build a garage/workshop (STPP).

Please note the footbridge and style into the field are for a public footpath that comes over the bridge and then back down onto the lane. The seller ahs advised during the 15 years of living in the property its been used a handful of times.

Location - New Radnor

New Radnor 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 occupies a position on the edge of the village centre which enjoys a variety of amenities to include a popular primary school, local shop called Esco's, active village hall and hub which has plenty going on. New Radnor is visited several times a week by the mobile Post Office. Additionally there are regular bus services to Kington, Hereford, Llandrindod Wells and Knighton from the village. Nearby Knighton 9.7 miles, Presteigne 8 miles and Kington 6 miles offer a wider range of amenities to include shops, leisure centres, health services and many more.

Services

The property has mains drainage, electricity, water and septic tank drainage shared with the neighbour. The property also has electric heating and a multi-fuel stove on the first floor.

Anti-Money Laundering Regulations

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.

DIRECTIONS

Using What Three Words the property can be found at [///megawatt.fake.mammal](http://megawatt.fake.mammal)
From Knighton head south-east on Presteigne Rd/B4355 for approx 1.5 miles, then turn right onto the B4357 and follow this road for approx 4 miles. Then turn right onto the B4372, sign posted New Radnor and after 2.4 miles, passing through Kinnerton, turn right, as indicated by the pointer board and the property is located



