



Harley Farm, Warden Road, Presteigne, Powys, LD8 2NL



Sunderlands

Residential Rural Commercial



Harley Farm
Warden Road
Presteigne
Powys
LD8 2NL

- A delightful rural holding found on the edge of Presteigne
- Set in approximately 4.54 acres
- Separate accommodation for holiday letting
- Beautiful rural location with delightful views with stables and paddocks

Kington 6.7 miles
Hay-on-Wye 19.2 miles
Hereford 22.7 miles

Description

Harley Farm is a delightful rural property found on the edge of Presteigne, a delightful rural market town. Overall, the property is set in approximately 4.54 acres including stabling, a menage, delightful gardens and paddocks.

Location

Presteigne is a popular border town with an excellent range of local services and facilities including both primary and secondary education, a medical centre, and a church as well as a variety of café's restaurants, pubs and supermarkets.

The area around the Lugg Valley is well known for its stunning scenery and is close to a wide range of recreational activities including the nearby Wye Valley and Radnor Hills, both of which offer an array of riding, walking and outdoor activities.

Further afield the market town of Knighton is a popular destination and the cathedral city of Hereford offers the nearest mainline railway links.

Accommodation

The property is entered through the front door into an entrance hallway. Immediately to the right is a sitting room with sliding doors opening to the beautiful views and a further set of doors leading into the conservatory with an outlook over the garden. From the hallway to the left is a corridor with a useful storage cupboard and a door into the kitchen with fitted kitchen units, an electric oven, hob,

sink and an outlook to two aspects including the delightful views. A further door leads into the utility room with a useful cupboard and separate w.c. The utility also has a door to the outside. From the entrance hall there are steps up giving access to three double bedrooms with the main bedroom having an en-suite shower room and wardrobes. The family bathroom is of generous proportion with a paneled bath, separate shower cubicle, close coupled w.c. and handbasin, there is also a useful cupboard. From a separate entrance there is access into The Annexe (which is in addition to the holiday let). The annex comprises a sitting room with a stove, a conservatory, a double bedroom with en-suite shower room, generous kitchen with electric oven and hob, sink and windows out over to the delightful views.

Holiday Lodge – The Annexe

This useful holiday let has been providing an excellent income for the current owners and appears to be very popular. Overall, it comprises an entrance hall leading into the exceptional generous sitting room with two doors out onto the balcony with outlooks over the far-reaching views. Incorporated into the sitting room there is a dining area and kitchen which is well equipped with electric oven and hob with drainer sink and fridge freezer, two cupboards one of which for storage and the second cupboard contains the battery supplied by the solar panels. From the sitting room a door leads through to the two double

bedrooms, one of which has a separate toilet and sink and a bathroom with a shower cubicle, wash hand basin and w.c.

Outside

The property is approached from Warden Road onto the private driveway giving the property an excellent feeling of privacy, a generous driveway and parking area, adjacent to the driveway there is a double carport 7.04 m x 7.06m with a separate garden store and further open sided barn to rear. There is an outside utility room 3.48m x 2.64m and a further store 3.49m x 2.57m with power and light. The main stable block barn is 10.96m x 11.06m comprising five loose boxes in an American Barn system with separate feed and rug store and two further former stables one of which is currently used as a workshop and the other a tack room.

The paddocks extend to below and above the house in three enclosures and a menage measuring 60m x 20m with an all-weather surface and adjacent to the menage is a garage 5.40 x 3.74m with an open sided store area to the rear. The gardens are mainly to the front, rear and side of the house with a koi pond to the front terrace and archway to the side garden with is mainly laid to lawn with a summer house and a gravel garden to the rear, also with raised beds and a further kennel and run area. The holiday let has its own contained garden with a pond all of which looks out of the stunning far-reaching views.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Harley Farm - Powys Council Band "G".

The Lodge – Current rateable value 1st April 2023 to 31st March 2024 £2,450

Services

We are advised that the property is connected to mains electricity, mains water and private drainage. The main house has oil-fired central heating and solar panels. The holiday lodge is heated by electric panel heaters, combined with solar panels and a storage battery. Please note the services and service installations have not been tested.

Directions

From the centre of Presteigne proceed out of the town towards Norton and Discoed and just after leaving the town take the left hand turning into Warden Road and bare right on Warden Road. Continue uphill and turn left into the dead-end road where the property will be found at the end of this lane.

What3words://agency.salon.firmer

Viewing and Contact Details

All viewings must be arranged through the sole selling agents Sunderlands.

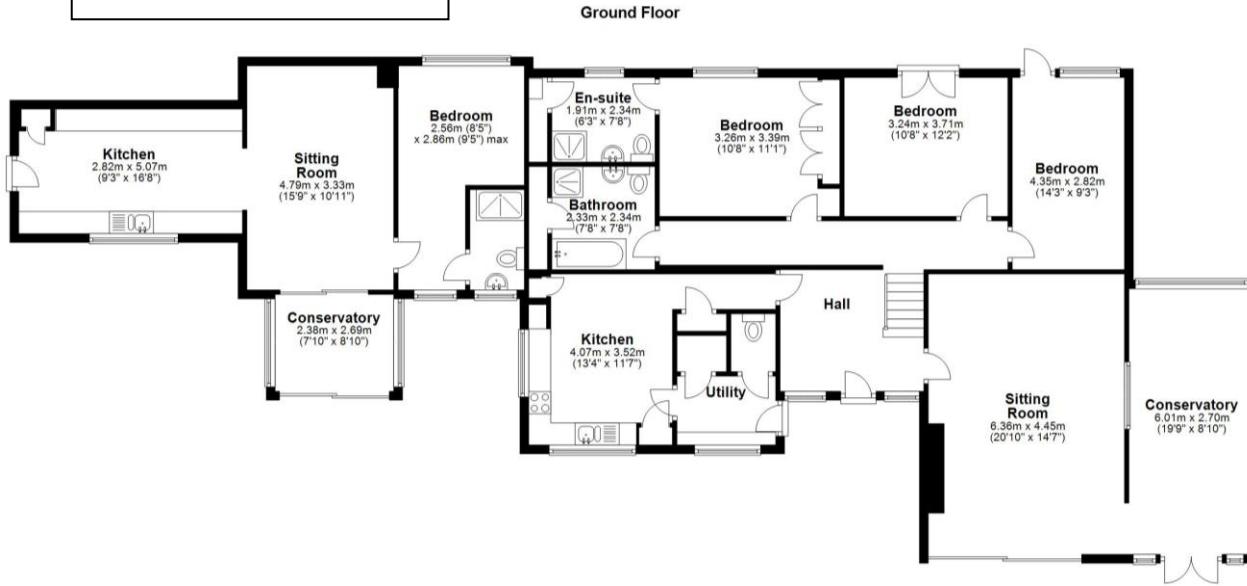








HARLEY FARM



Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement, Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake 07717 410757

Hereford Branch

Offa House, St Peters Square, Hereford HR1 2PQ

Tel: 01432 356161

Email: hereford@sunderlands.co.uk

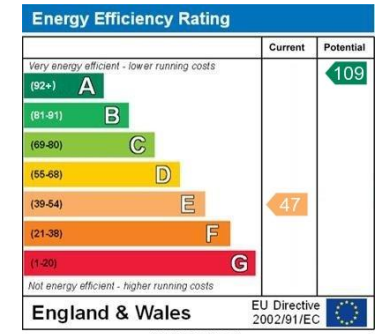
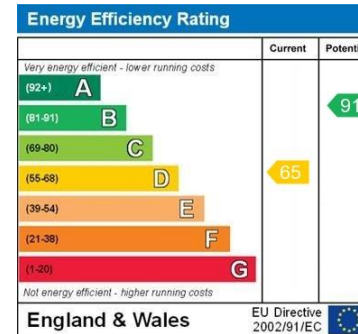
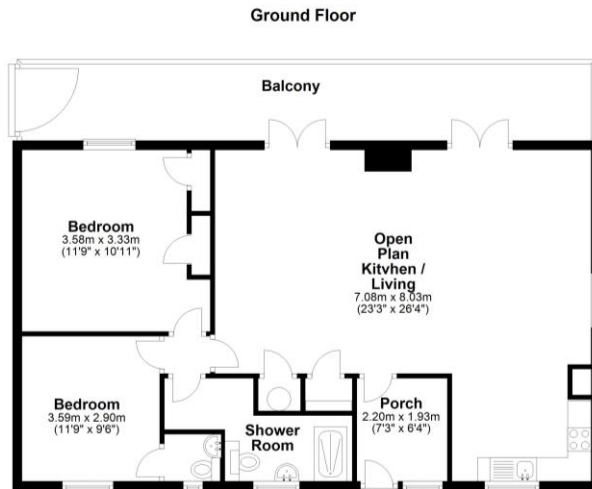
www.sunderlands.co.uk

rightmove
find your happy

Zoopla.co.uk
Smarter property search



The Lodge



Total area: approx. 86.1 sq. metres (926.8 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.

