



The Old Forge, Green End, Presteigne, Powys, LD8 2DS



Sunderlands
Residential Rural Commercial



**The Old Forge
Green End
Presteigne
Powys
LD8 2DS**

Summary of features:

- A detached former forge
- Found on the edge of Presteigne
- A popular border market town
- Spacious and characterful accommodation

**Kington 6 miles
Knighton 7 miles
Hereford 23 miles**

Description

The Old Forge is a characterful property with spacious accommodation found on the edge of this popular market town. The accommodation has been greatly improved by the current owners giving a very rustic feel with the benefit of modern conveniences including mains gas central heating.

Location

The historic town of Presteigne is located along the Welsh Marches. The town has a very friendly community with plenty of entertainment events including the annual carnival and numerous theatre and musical events held regularly throughout the year.

Presteigne offers a host of services including high street shops, fruit & veg stores, deli, bakery, pharmacy, restaurants, post office, pubs & hotels.

There are educational facilities extending from nursery through to high school. The private schools such as Bedstone College and Lucton are only a short distance away. Presteigne has its own medical centre, leisure centre and playing park which are all within easy walking distance.

Accommodation

Entering the property through the front door there is an open hallway leading through into the kitchen. Within the hallway there is a downstairs cloakroom and a cupboard containing the hot water tank which is supplied by the Rayburn.

The kitchen has an excellent range of fitted units including polished concrete surfaces, a gas hob, electric oven and a gas fired Rayburn. Within the kitchen there is ample space for a kitchen table as well as the central island with a sink.

A set of steps lead up into a sitting room area with a set of double doors leading out into the garden.

A staircase leads to the first-floor landing giving access to all three bedrooms with the second bedroom having a mezzanine storage area. The main bedroom is of exceptional proportion with large windows giving it a light and airy feel.

Outside

The property has a small front garden with a gate leading to the front door and to the rear there is a paved patio area with a south westerly aspect.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Band "E" Powys Council (Radnorshire)

Services

We are informed that the property is connected to mains electricity, gas, drainage and water. Please note the services or service installations have not been tested.

Directions

Upon entering Presteigne on the B4355, continue on the bypass to the town in the direction of Norton and Knighton and just past the industrial area take the first turning to the left into a residential road. Straight away turn left back on yourself and the property will be found on at the end on the right-hand side.

What3words Ref: //cans.dolly.ruffle

Viewing and Contact Details

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

Contact tel: 01497 822522.

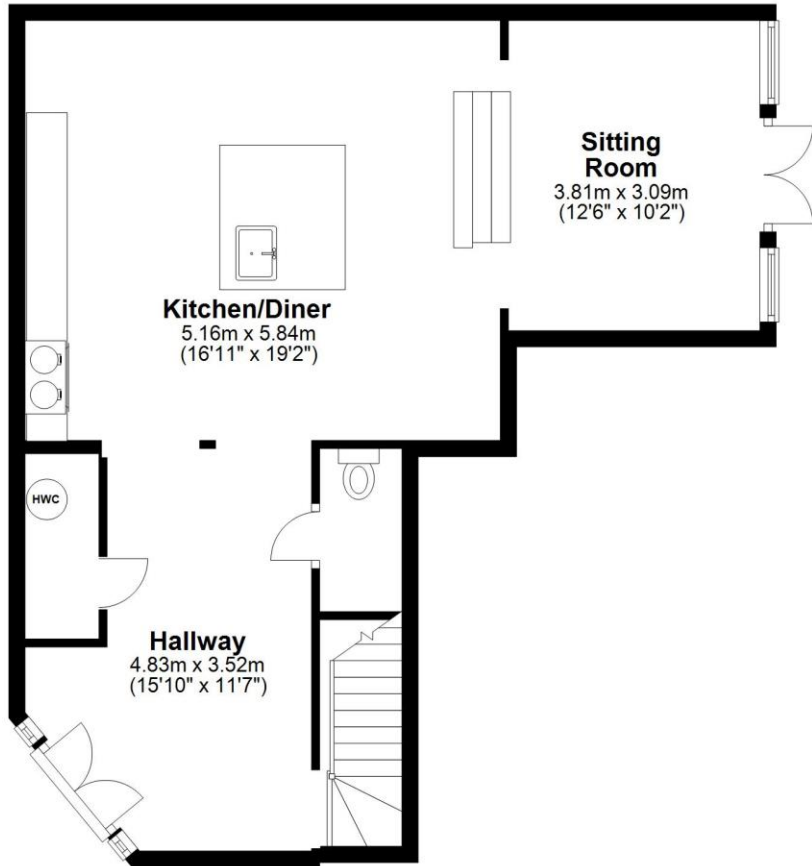
Office opening hours: Mon-Fri 9.00-5.00pm. Sat 9.00-1.00pm.

Out of hours contact:

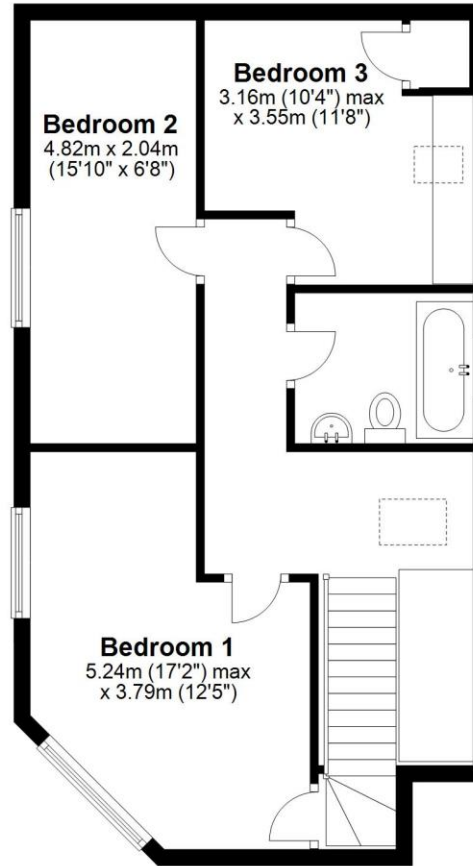
Harry Aldrich-Blake 07717 410757



Ground Floor



First Floor



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

Viewing by appointment through Sunderlands

Hay-on-Wye Branch

3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
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Email: hay@sunderlands.co.uk

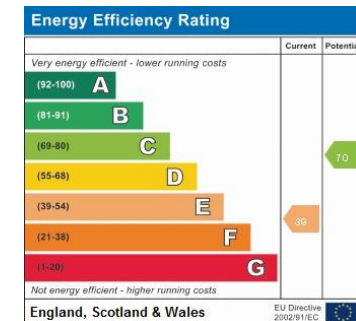
Hereford Branch

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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.