



Long Ridge, Evenjobb, Presteigne, Powys, LD8 2RY



Sunderlands
Residential Rural Commercial



**Long Ridge
Evenjobb
Presteigne
Powys
LD8 2RY**

Summary of features:-

- A delightful and extensive detached bungalow
- Five bedrooms and two reception rooms
- Found in a beautiful rural location
- Large garden with countryside views
- Found close to Kington and Presteigne

**Presteigne 3½ miles
Kington 10 miles
Hay-on-Wye 13 miles**

Description

Longridge is a charming bungalow which has been extensively extended offering five spacious bedrooms with an exceptional open-plan kitchen, living and dining area.

The property benefits from being set in a large plot with an in-and-out driveway with views over the beautiful countryside.

Location

Evenjobb is found approximately 3½ miles from Presteigne and 10 miles from Kington in a beautiful location.

Both Kington and Presteigne offer a wide range of services and facilities including primary and secondary education as well as independent shops, supermarkets and the usual market town facilities.

Accommodation

Entering through the front door into the hallway, immediately on the left-hand side, there is a sitting room with a window to the front and side and a feature fireplace.

A door straight ahead from the hallway leads into the open-plan kitchen, living and dining area.

The kitchen itself offers natural stonework surfaces and a generous central island with a sink and integral dishwasher. There is also an under-counter fridge, a solid fuel Rayburn, an electric oven and a separate inset electric hob. This is a delightfully light and airy space which also leads into the living and dining area with windows and double doors leading out to the

garden. It also has a cosy feel with a wood burner and there are inset ceiling spotlights.

Leading on from the kitchen there is a corridor giving access to all five double bedrooms and a bathroom fitted with a panel bath, separate shower cubicle, wash basin and W.C. There is also an airing cupboard with slatted shelving and a radiator.

There is a second bathroom currently being refitted and the vendor has indicated that this should be complete before the property is sold. Where the bedroom sits, this also gives the opportunity of creating a master bedroom suite by adding a door to complete the separation.

Outside

Approached from the village road into a driveway of six properties there is an in-and-out driveway with double gates and fence leading along a stone wall. The main driveway is tarmac with a central lawn and a pathway leading to a circular box hedge. The driveway itself provides ample parking and has the potential to add a garage (subject to the necessary planning permissions).

A pathway leads around the side to the generous garden which is laid to a level lawn with a central pathway leading to a raised summerhouse taking advantage of the stunning views.

To one side of the garden there is a log store, a climbing frame and swings all set into a bark surface. In this area there is also a greenhouse and garden store.

Services

We are advised that the property is connected to mains water, mains electricity and septic tank drainage with oil-fired central heating. Please note the services or service installations have not been tested.

Tenure

Freehold with vacant possession upon completion.

Council Tax Band

Powys Council Band "E".

Directions

From Kington proceed in a northwesterly direction on the A44 signposted to Rhayader. Proceed through Floodgates and past the turning to Gladestry. Upon entering Walton take the second right hand turn onto the B4357 signposted to Evenjobb. Continue in a northerly direction on this road into Evenjobb. Continue through the village up the hill then take the next turning on the right, which is a roadway serving six bungalows. Longridge is found second to last on the right as indicated by the Agents for Sale board.

What3Words /// ridiculed.concluded.aged

Viewing and Contact Details

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

Contact tel: 01497 822522

Office opening hours:

Mon-Fri 9.00-17.00 Sat 9.00-12.00







Longridge



Total area: approx. 188.0 sq. metres (2023.1 sq. feet)

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

Tel: 01497 822522

Email: hay@sunderlands.co.uk

Out of hours contact: Harry Aldrich-Blake
07717 410757

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www.sunderlands.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
82-100 A		
81-81 B		
69-80 C		
55-68 D	62	68
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.