

Appletree Lodge, Hereford Street, Presteigne, LD8 2AT

Price £280,000

COBB AMOS

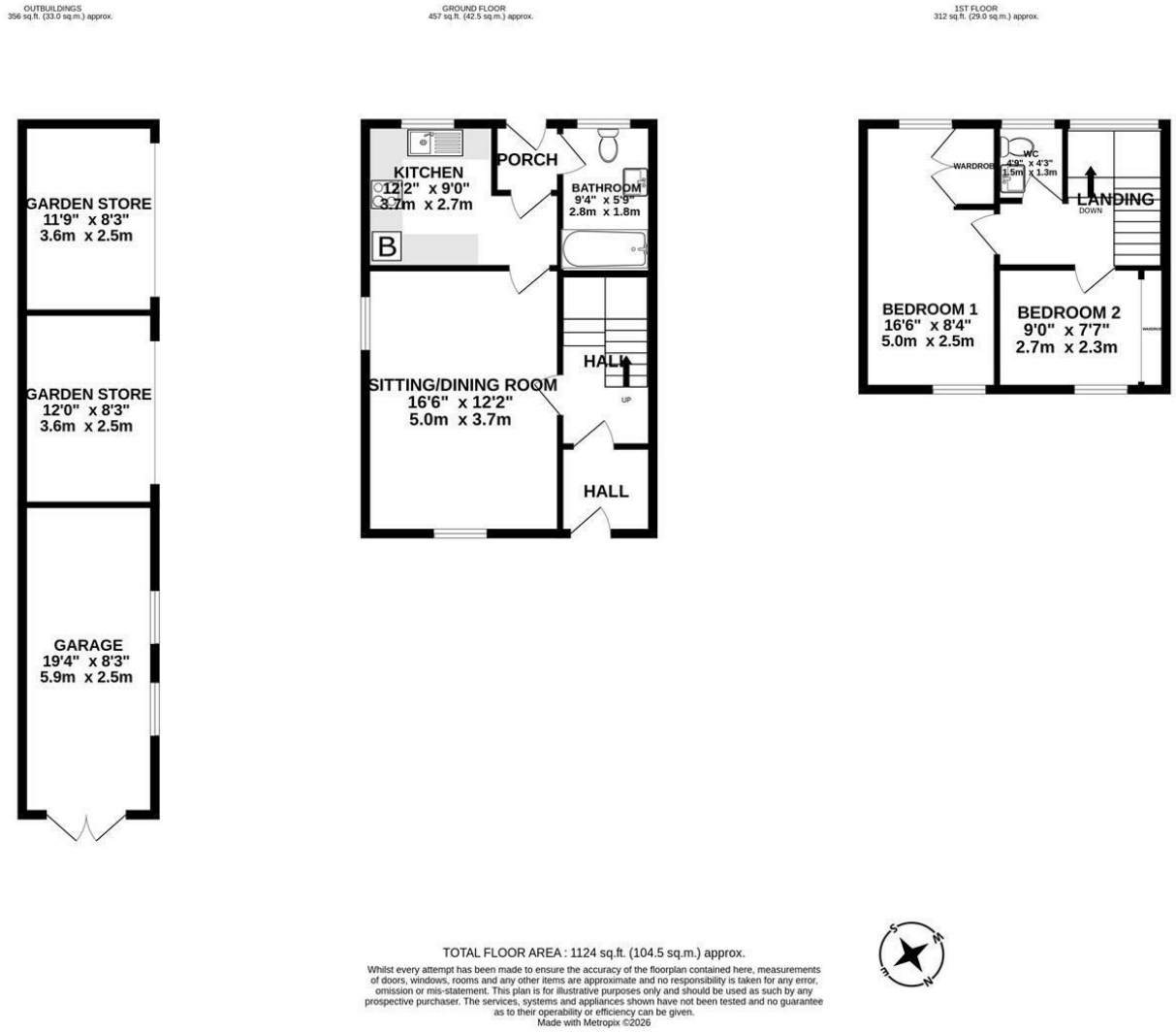
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Appletree Lodge Hereford Street Presteigne

A charming two-bedroom cottage located within the popular market town of Presteigne, offering characterful accommodation, mature gardens and excellent outdoor space. The property benefits from a welcoming living/dining room, modern bathroom, useful first-floor WC and a well-appointed kitchen, together with a versatile outbuilding, garage and parking. Beautifully established gardens feature a patio, lawned areas, raised vegetable beds, a former pigsty now used as a fern nursery and additional garden space beyond.

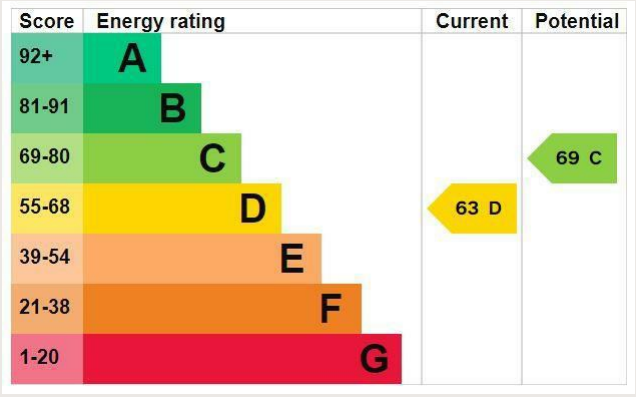
- End terrace cottage
- Two bedrooms
- Garage, outbuildings and parking
- Landscaped gardens
- Convenient town location
- Kitchen, bathroom and living room

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



Material Information

Price £280,000
Tenure: Freehold
Local Authority: Powys
Council Tax: C
EPC: D (63)
For more material information visit www.cobbamos.com



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
Situated within the thriving market town of Presteigne, renowned for its strong sense of community, independent shops, cafés, regular events and excellent range of local amenities, this delightful cottage offers an appealing blend of character, practicality and outdoor living. The well-presented accommodation includes two bedrooms, a bright first-floor landing, spacious living/dining room, fitted kitchen and modern family bathroom, complemented by a convenient first-floor cloakroom. Externally, the property truly comes into its own, with beautifully tended gardens providing areas for relaxation, entertaining and cultivation, together with a substantial outbuilding, garage and parking, creating a fantastic opportunity for those seeking a charming home with generous outside space in the heart of this popular border town.

Property description
The front door opens into a useful entrance porch, providing space for coats and shoes. An inner hallway leads through the property, with stairs rising to the first floor, under stair cupboard and a door opening into the living/dining room. A generous and inviting reception room which features exposed ceiling beams, creating a warm and cosy atmosphere, whilst dual aspects allow plenty of natural light to filter through the space. There is ample room for both comfortable seating and a dining table, making it ideal for everyday living and entertaining alike. Situated to the rear of the property, the kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces and attractive tiled splashbacks. A large window overlooks the rear garden, filling the room with natural light, whilst there is space for free-standing appliances and ample worktop space for food preparation. A rear hall/porch space has a door leading to the rear garden and a door to the bathroom. This has been stylishly updated with contemporary tiling and comprises a panelled bath with shower and glazed screen over, pedestal wash hand basin and low-level WC. A rear facing window provides natural light and ventilation, creating a bright and practical bathroom. Stairs rise to a bright and airy landing, creating an open feel to the first floor and providing access to the bedrooms and cloakroom WC. A comfortable double bedroom enjoying plenty of natural light from a front and rear facing window. The room offers space for a double bed, built in wardrobe. A well-proportioned single bedroom overlooking the front aspect. Ideal as a guest room, children's bedroom or home office, the room benefits from a large window which enhances the sense of light and space. Conveniently positioned off the landing, the cloakroom is fitted with a low-level WC and pedestal wash hand basin.

Gardens, parking and outbuildings
The property enjoys a generous and well established rear garden, offering an excellent blend of outdoor entertaining space, productive growing areas and attractive landscaped gardens. Immediately to the rear of the house is a spacious patio, providing the perfect setting for al fresco dining, summer barbecues and relaxing with family and friends. Steps rise to the main garden, where a level lawn is complemented by mature planting, shrubs and ornamental trees, creating a colourful and private environment. A gravelled driveway runs alongside the garden and leads to parking in front of the garage. Please note that this driveway also provides access for the neighbouring property to reach their rear garden. The gardens continue beyond the lawn to include raised vegetable beds and dedicated growing areas, ideal for those with a passion for gardening and home-grown produce. A substantial detached outbuilding offers excellent versatility and is currently used for storage and recreation, although it could equally serve as a workshop, hobby room, studio or entertaining space. Adding further character to the grounds, a former pig sty has been thoughtfully repurposed as a fern nursery, creating a unique feature within the garden. Beyond this lies an additional section of garden, offering further opportunities for cultivation, recreation or simply enjoying the peaceful surroundings. Overall, the grounds provide a wonderful extension of the living accommodation, combining practicality, character and an abundance of outdoor space for a variety of lifestyles.

Location
The popular Border Town of Presteigne with great access to the town centre. Presteigne was the county town of Radnorshire and has become a local cultural centre, hosting two festivals. First, the oddly named Sheep Music Festival dedicated to contemporary music and the Presteigne Festival of Music and the Arts. The town is fortunate to have an award winning museum - The Judges Lodgings. Presteigne has a Primary and Secondary School, Leisure Centre and thriving community spirit with the popular market being held once a month. Further afield, the markets towns of Knighton and Ludlow offer a range of facilities, the latter being known for its restaurants and festivals. The nearest train station is in Knighton, a little under 7 miles away. The Cathedral City of Hereford, 20 miles offers greater amenities.

Services
The property has mains water, electricity, drainage and main gas heating.

Agents notes
Access to the property is gained via a set of gates leading onto a driveway that runs alongside the garden and provides parking in front of the garage. Please note that the driveway also serves as a shared access route for the neighbouring property, allowing the adjoining owner access through to a gate located at the rear of the garden. Prospective purchasers should satisfy themselves as to the nature and extent of any rights of access associated with the property.

Agents Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

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DIRECTIONS
Using what three words the property can be found at ///arming.dads.highly





