



Holters

Local Agent, National Exposure

Tawelwch, 2 Horseyard Gardens, Evenjobb, Presteigne, LD8 2SA

Offers in the region of £525,000



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No mulligans needed here! Tawelwch is a champion of family living, combining spacious accommodation, 4 double bedrooms with 2 ensuite, landscaped gardens, double carport & ample parking for buggies, a versatile outbuilding and a sought-after village setting to deliver a true hole-in-one of a home.

- Sought-After Central Village Position
- Open-Plan Kitchen Dining Room
- Landscaped Gardens & Roofed Pergola
- First Floor Countryside Views
- Detached Family Home
- Four Double Bedrooms
- Double Carport & Ample Parking
- Beautifully & Spacious Presented Throughout
- Two En-Suite Shower Rooms
- Versatile Outbuilding/Home Office Potential

The Property

Occupying a prime position within the heart of the highly sought-after village of Evenjobb, Tawelwch is an outstanding detached family residence built in 2008/2009 by the highly regarded G.P. Thomas Construction. Beautifully presented throughout and finished to an excellent standard, the property combines traditional character with modern efficiency, offering spacious accommodation, superb outdoor entertaining areas and an enviable lifestyle setting close to the Welsh/English Border.

Constructed to modern building standards, the property benefits from double glazing, excellent levels of insulation and efficient heating systems, making it notably economical to heat and run whilst retaining the charm and character expected of a quality village home. Oak features throughout further enhance the sense of craftsmanship and quality evident throughout the property.

The accommodation centres around a spacious open-plan kitchen dining room fitted with an extensive range of attractive units and providing an ideal space for family life and entertaining. A useful utility room offers additional practicality, while the generous living room enjoys an abundance of natural light and features an attractive fireplace with wood-burning stove, creating a welcoming focal point. In addition, there is a welcoming entrance hall which sets the tone for the property, with attractive oak features continuing throughout much of the home. Stairs rise to the first floor, whilst a W,C, understairs cupboard and rear porch complete the ground floor accommodation.

French doors from both the kitchen dining room and the living room provide access to the gardens.

To the first floor are four excellent double bedrooms, two of which benefit from private en-suite shower rooms, together with a well-appointed family bathroom. Several rooms enjoy attractive distant countryside views across the surrounding landscape, further enhancing the property's rural appeal.

Externally, Tawelwch continues to impress. The beautifully landscaped gardens have been thoughtfully designed to provide both privacy and enjoyment, with lawns, mature planting, well-defined fenced, walled and hedged borders and a wonderful sense of seclusion. A substantial composite raised decking area leads to a superb roofed pergola, creating an outstanding all-weather entertaining space ideal for alfresco dining and social gatherings throughout the year.

A versatile detached outbuilding offers excellent additional accommodation and could serve as a home office, studio, gym, workshop or hobby room, subject to individual requirements. A double carport with adjoining store, together with a generous gravelled driveway, provides ample parking for multiple vehicles. Both the carport and outbuilding are installed with power and lighting.

The Location

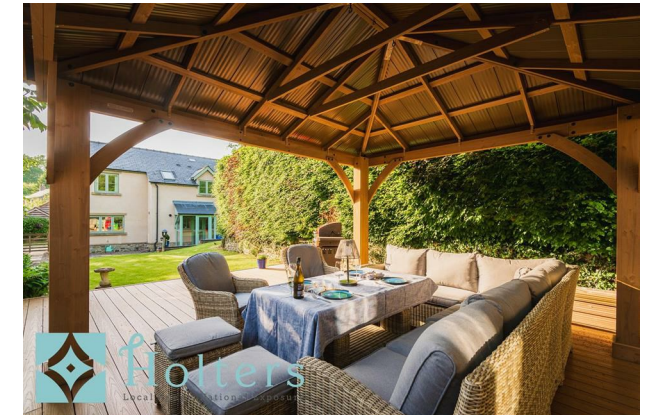
Tawelwch occupies an idyllic setting within the popular village of Evenjobb in the beautiful county of Powys. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and

those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

Blessed with a close knit community, Evenjobb is a quaint and pretty village with a small population of around 150 people and boasts a church (St.Peter's), a small pine workshop, a refurbished village hall which offers bingo, sales of goods occasions, and a meeting place for local WI and groups alike, and a cycle sale and repair shop. Evenjobb is also conveniently situated just 2 miles north of the small village of Walton, which lies alongside the A44 road network between Rhayader and as far as east as Worcester. The nearest pub, The Harp Inn, is located 3.5 miles north in the village of Old Radnor. From here breathtaking views for miles are on show, which makes for the most stunning backdrop when enjoying one of their well regarded cooked meals or a locally produced cider or ale.

The historic market town of Presteigne lies approximately 5 miles away and offers an excellent range of everyday facilities including independent shops, cafés, public houses, primary and secondary schooling, healthcare services and a vibrant calendar of community events. The wider area is particularly popular with those seeking an active outdoor lifestyle, with countless countryside walks, cycling routes and bridleways available directly from the doorstep.

The property is also well placed for access to



Kington, Knighton, Leominster and Hereford, providing a wider range of shopping, educational and leisure facilities, together with rail links connecting to regional and national destinations. The surrounding countryside, together with the nearby Radnor Forest and Offa's Dyke Path, offers some of the most attractive landscapes within the Welsh Marches.

Services

We are informed the property is connected to mains water and electricity. Sewage treatment plant drainage.

Heating

LP gas fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 67MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Presteigne - Approximately 5 miles
- Kington - Approximately 5 miles
- Knighton - Approximately - 7 miles
- Hay-on-Wye - Approximately 17 miles
- Llandrindod Wells - Approximately - 17 miles
- Leominster - Approximately - 18 miles
- Hereford - Approximately - 23 miles
- Ludlow - Approximately - 23 miles

What3Words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

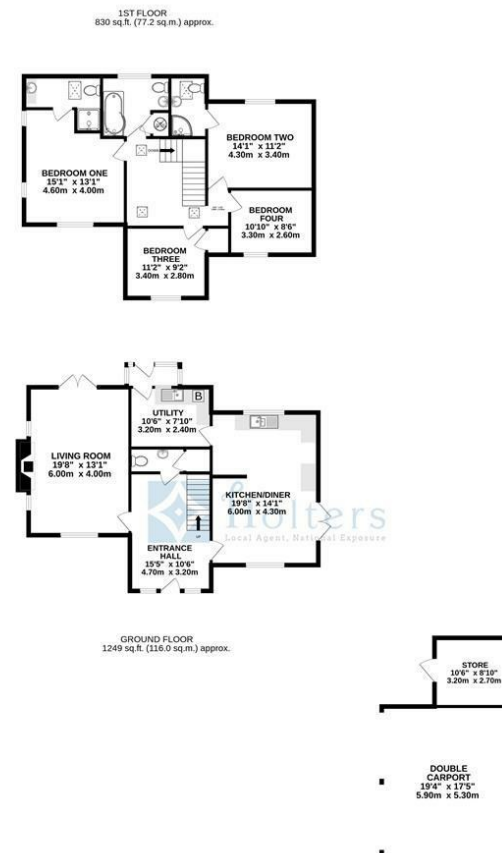
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

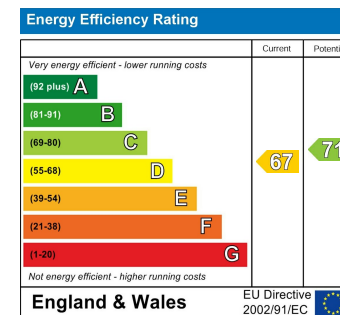


HORSEYARD GARDENS EVENJOB, PRESTEIGNE, POWYS, LD8 2SA

TOTAL FLOOR AREA: 2079 sq ft. (193.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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