

Holters

Local Agent, National Exposure

**Halcyon, 12 Warden Close, Presteigne, Powys, LD8 2DH**

**Offers in the region of £285,000**



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## Halcyon, 12 Warden Close, Presteigne, Powys, LD8 2DH

A refurbished and beautifully presented, 3 bedroom, detached bungalow offering off road parking, a garage, landscaped gardens, stunning views over the adjoining rear field and distant countryside and positioned within a popular cul-de-sac approx. 0.25 miles from the town centre.

- Detached Bungalow
- Recently Refurbished
- Integral Garage & Off Road Parking
- Popular Cul-De-Sac Position
- 3 Bedrooms
- Beautifully Presented
- Distant Views
- 2 Reception Rooms
- Landscaped Gardens
- Adjoining Countryside

### Key Features

- Detached Bungalow
- 3 Bedrooms
- 2 Reception Rooms
- Recently Refurbished
- Beautifully Presented
- Landscaped Gardens
- Integral Garage & Off Road Parking
- Distant Views
- Adjoining Countryside
- Popular Cul-De-Sac Position

### The Property

Halcyon is a superb, detached, modern bungalow, located in a corner plot position within a popular cul-de-sac on the edge of the border town of Presteigne, approximately 0.25 miles from the vibrant town centre.

Offering the best of both worlds, Halcyon enjoys the convenience of the town centre facilities close by, while also backing directly onto a field and offering far reaching views across the surrounding countryside.

Built circa mid 1970's, Halcyon has been vastly improved and lovingly maintained by the current owners over the past 4 years, including the installation of a high quality kitchen complete with Quartz worktops, a modern bathroom suite, new internal and external doors, new flooring, a new 'Worcester' combination boiler

(2024) and a complete redecoration throughout, just to mention a select few. In addition, the property also benefits from UPVC double glazed windows. Outside, Halcyon has a driveway providing off road parking, an integral garage and landscaped gardens.

Inside, the accommodation is made up of an L-shaped hallway with separate doors opening into the living room, all 3 bedrooms, the bathroom and a useful storage cupboard. Open-plan, the living room has a feature fireplace and leads directly into the dining area, which subsequently leads into the impressive kitchen. A door from the kitchen opens to the rear garden, where the useful utility is accessed from. A further door from within the utility leads into the back of the garage.

Outside, a tarmac driveway provides off road parking for 2 vehicles and leads to the integral garage. The front garden is mainly laid to lawn, while the terraced side garden is also laid to lawn and leads around to the rear garden, which has a further lawed area, space for a useful garden shed, a paved pathway and feature raised patio seating area, which makes for a perfect spot to relax/entertain

within the warmer months of the year. Overall, the gardens have well-defined fenced and hedged borders and enjoy beautiful views.

### The Town

Presteigne sits alongside the River Lugg, at the corner of the three counties of Shropshire, Herefordshire and Powys, within a short drive to Hay-On-Wye, Hereford, Ludlow and Shrewsbury, surrounded by beautiful, unspoilt countryside, perfect for walking and cycle rides. Just to the west are Radnor Forest and Offa's Dyke. Go slightly south west and you can browse the book shops of Hay-On-Wye, and to the east you can sample the renowned culinary delights of Ludlow. Hereford, with its Cathedral, is 26 miles away and in between there are activities and places to visit to satisfy a whole variety of tastes. The High Street, most unusually these days, has a good range of individual shops, restaurants, pubs, hotel and services. There's even a Michelin starred restaurant five miles outside Presteigne. Throughout the year the senses are served with a range of musical and arts based events. The Presteigne Music Festival is a prestigious and internationally renowned regular event and throughout the year other musical



events provide a rich and eclectic menu. There is a calendar of high quality art exhibitions throughout the year, whilst the Church of St Andrew's permanently houses its own treasure, a 16th century Flemish Tapestry.

The Judge's Lodging museum, a Georgian Court House complete with cells, courtroom and living quarters, has been classed as Britain's Best Hidden Gem. The town is home to educational facilities to suit all ages, Presteigne Primary School is under a mile away and the newly reformed John Beddoes Campus provides secondary education up to GCSE level, acting as a campus of Newtown High School. Sports clubs in the area are renowned after various successes across Wales, including Presteigne Saint Andrew's Football Club, Presteigne Bowling Club, Cricket Club and a ladies Hockey Team.

Further educational facilities are available within the area, which include many highly regarded private primary and secondary schools including Hereford Cathedral School, Lucton School just outside Leominster, Moor Park just outside Ludlow and Christ College in Brecon. There are 6 separate colleges including Newtown College, Hereford College of Arts, Herefordshire & Ludlow College, The National School of Blacksmithing (the oldest established Blacksmithing college in the UK), Hereford Sixth Form College and The Royal National College for the Blind, which is one of the top colleges in Europe for blind and visually impaired students. Additionally, plans are now in progress to create, from scratch, a new University in Hereford.

### Services

We are informed the property is connected to mains water, electricity and drainage.

### Heating

Oil fired central heating.

### Tenure

We are informed the property is of freehold tenure.

### Council Tax

Powys County Council - Band E. Charge for 2023/24 is £2,311.34.

### Nearest Towns/Cities

Kington - Approximately 7 miles  
 Knighton - Approximately - 7 miles  
 Leominster - Approximately - 14 miles  
 Ludlow - Approximately - 19 miles  
 Llandrindod Wells - Approximately - 21 miles  
 Hereford - Approximately - 22 miles

### Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 21MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

### What3words

races.highlighted.propelled

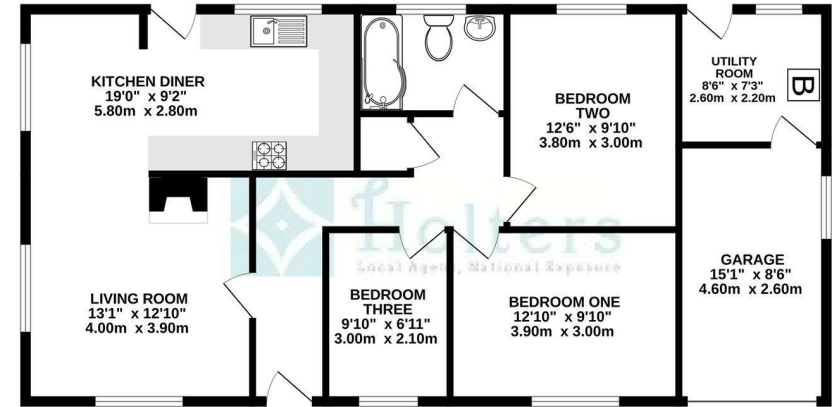
### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

### 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.

GROUND FLOOR  
 994 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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