



Holters

Local Agent, National Exposure

**33 Watling Street, Leintwardine, Craven Arms, Herefordshire, SY7 0LW**

**Asking price £385,000**



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## 33 Watling Street, Leintwardine, Craven Arms, Herefordshire, SY7 0LW

Still not found what you are looking for? What if the perfect home does not exist you ask... Fear no more! Introducing No.33 Watling Street, which is a beautifully presented, 3 bedroom, period property featuring a landscaped garden, ample off road parking and centrally located in the popular village of Leintwardine.

- Mid-Terraced Period Property
- Living Room & Useful Utility
- Sizeable, Landscaped Rear Garden
- Walking Distance from Useful Amenities
- 3 Bedrooms
- Beautifully Presented Accommodation
- Private, Off Road Parking for 4 Vehicles
- Open-plan Kitchen Diner
- Character Features
- Countryside Views From First Floor

### The Property

No.33 Watling Street is a beautifully presented, period property found in the heart of the sought-after village of Leintwardine, which lies on the rural Herefordshire/Shropshire border surrounded by beautiful countryside and rolling hills and is conveniently positioned within a short walk to a number of useful amenities including a doctors surgery, primary school, 2 pubs and the village shop.

Originally built circa 1860, the property sits on the former high/main street, Watling Street and has been extensively upgraded and lovingly maintained by the current owners over recent years. Set over 2 storeys, No.33 Watling Street presents 3 bedrooms, 2 reception rooms and 1 bathroom, while outside there is a large, private driveway providing ample off road parking and a sizeable, landscaped rear garden. The property retains many character features including exposed timbers and fireplaces and is complimented by a pleasant blend of contemporary finishings to include a modern bathroom, a 'Hive' controlled heating system and a high-spec kitchen complete with 'Quartz' worktops and integrated appliances. From the first floor, far-reaching views to the rear can also be enjoyed.

Inside, this deceptively spacious

property is made up on the ground floor of an entrance hall, with stairs rising off to the first floor and separate doors leading into the cosy living room and the open-plan kitchen diner. The living room has a feature fireplace and ample space for a seating suite, whilst the kitchen diner has space for a set table and chairs, an inglenook fireplace with an inset wood-burning stove, matching wall and base units, 'Quartz' and solid wood worktops, a ceramic 'Belfast' sink and integral appliances to include an oven, hob, dishwasher and a combi oven/microwave and plate warmer. From the kitchen area separate doors lead out to the rear garden and into the living room and useful utility, which has a sink, W.C, space for a washing machine and an airing cupboard housing the electric fired 'Slim Jim' boiler, which is also connected to 'Hive'. Upstairs, a landing area gives way to the luxurious bathroom and all 3 bedrooms, which includes 2 sizeable doubles and single. Both front bedrooms, have bespoke wardrobes with fitted drawers, while bedroom one also boasts another feature fireplace. Bedroom three enjoys distant countryside views over and beyond the rear garden.

Outside, the landscaped rear garden is worthy of particular note and is largely lawned with well-defined

fenced boundaries and decorative raised beds. A gravelled area near to the back of the property poses as an idyllic spot to relax or entertain, whilst adjoining the rear of the house is a timber-framed lean-to, which has a paved base, lighting and external power points and could be used for a variety of purposes and provides cover to the rear entrance door. Found towards the back of the garden is a further paved seating area, which is ideal for evening entertaining. Parking within the area is limited, however a unique selling point to No.33 Watling Street is the benefit of private, off road parking for at least 4 vehicles on the good-sized gravelled drive. A wicket gate opens from the parking area directly into the garden. The parking area has plenty of space for the addition of a double garage, carport or even home office, subject to all necessary permissions.

### The Location

No.33 Watling Street occupies an idyllic village setting within historic Leintwardine nestled close to the Welsh/English border. 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.

Leintwardine is a friendly community and embraces the 'laid back', tranquil lifestyle and is a place steeped in history with evidence of a settlement being present here since the Roman times as well as a mention in the Domesday Book. The village itself sits alongside the River Teme/Clun and offers plenty of useful facilities to include a doctors surgery, a petrol station with everyday shop and a mobile post office, a church, village hall with a library and lots of activities taking place, 2 pub's (The Lion & The Sun), a primary school, a butchers, a garage/petrol station, a fish & chip shop and a fire station as well as a number of small business located on the business park at the edge of the village. Further recreational and educational facilities are available in Knighton (8 miles West), Craven Arms (9 miles North) and Ludlow (9 miles East). All 3 offer an excellent range of independent retailers and a number of supermarkets chains. A variety of dining establishments and public houses, a host of community clubs and societies and useful transport links via bus and railway stations.

#### Services

We are informed the property is connected to all mains services.

#### Heating

Electric fired central heating and a wood-burning stove.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Herefordshire Council - Band D.

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 50MB. Interested parties are advised to make their own enquiries.

#### Nearest Towns/Cities

Knighton - Approximately 8 miles  
 Craven Arms - Approximately 9 miles  
 Ludlow - Approximately 9 miles  
 Presteigne - Approximately 11 miles  
 Leominster - Approximately 13 miles  
 Bishops Castle - Approximately 14 miles  
 Hereford - Approximately 23 miles  
 Shrewsbury - Approximately 29 miles

#### What3words

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#### 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.

#### Referral Fees

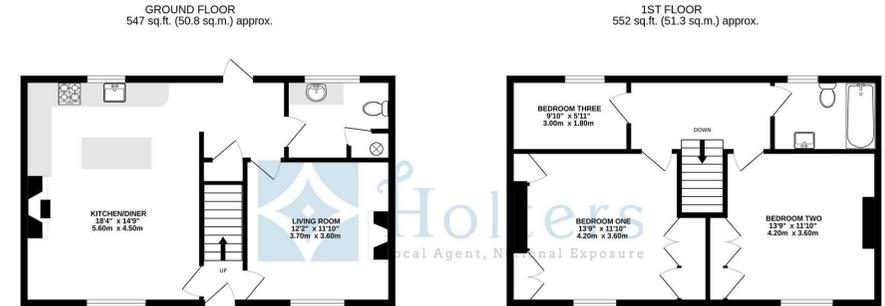
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### 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.



TOTAL FLOOR AREA: 1100 sq.ft. (102.1 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.  
 Made with Metropix 12/25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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