

3 Court House Barn

Cascob, Presteigne, Powys LD8 2NT



**3 Court House Barns
Casco
Presteigne
Powys
LD3 2NT**

- *Over 1300 sq ft of accommodation.*
- *Attractive private garden area*
- *Beautiful setting in pretty Mid Wales valley*
- *Full of original stone and timber features*
- *A dream home full of charm*

**Preseteigne 5.5 miles
Hereford 29 miles
Hay on Wye 20 miles**



INTRODUCTION

A truly unique and beautifully converted Grade II Listed barn, forming part of an exclusive courtyard development. Set amidst the unspoilt Mid Wales countryside close to the English border, this exceptional home combines historic character with refined contemporary living.

Originally part of the former Court House Farm and used for centuries as an agricultural barn, the property has been meticulously transformed, with careful attention paid to preserving its architectural heritage while introducing modern comfort and style. Completed in 2014, the conversion was undertaken using high-quality materials throughout, resulting in a home of genuine distinction.

Internally, the accommodation extends to three well-proportioned bedrooms and offers a seamless blend of traditional and contemporary features. Exposed stone walls and timbers sit comfortably alongside granite worktops, oak-framed windows, solid oak staircase and engineered oak flooring. The overall finish is both elegant and practical, designed with luxurious living in mind.

Externally, the barn retains its original agricultural character, forming one of three in the converted barn, with traditional stone elevations and oak cladding maintained in accordance with its Grade II Listed status, ensuring the building sits harmoniously within its peaceful rural setting.

LOCATION

No.3 Court House Barns enjoys an enviable position in the peaceful community of Cascob, set within the heart of the stunning Powys countryside. The area is renowned for its outstanding natural beauty, with rolling hills, open farmland and stunning landscape that is both dramatic and tranquil. It is a haven for walkers, cyclists and outdoor enthusiasts, with an abundance of scenic routes and countryside pursuits on the doorstep.

The nearby market town of Presteigne, situated on the banks of the River Lugg at the meeting point of Herefordshire, Shropshire and Powys, offers an attractive range of independent shops, cafés, restaurants, pubs and everyday amenities. The town is well known for its vibrant cultural scene, hosting the internationally acclaimed Presteigne Festival. Notable local attractions include The Judge's Lodging museum and the historic Church of St Andrew's, home to a remarkable 16th-century Flemish tapestry.

For wider facilities, Hay-on-Wye lies to the south-west, famed for its bookshops and literary festival, while Ludlow to the east is celebrated for its culinary reputation. The cathedral city of Hereford is also within comfortable reach, providing extensive





ACCOMMODATION

The property is arranged over two floors and offers beautifully presented accommodation throughout. The ground floor opens into an inviting reception hall with stairs rising to the first floor. There is a convenient cloakroom/WC and two generous storage cupboards, one of which discreetly houses the utility appliances, ensuring practicality without compromising on space.

The living room is both spacious and welcoming, centred around an attractive wood-burning stove that creates a warm focal point. To the rear of the property, the impressive kitchen-dining room has been thoughtfully designed for modern living. Fully equipped and finished to a high standard, this elegant space features bi-fold doors opening onto the rear garden, seamlessly connecting indoor and outdoor living, while a further door provides additional side access.

On the first floor, a landing leads to three well-proportioned bedrooms and a luxurious family bathroom, complete with granite finishes, heated mirrors and a jacuzzi bath. The principal bedroom benefits from its own stylish en-suite shower room, finished to the same exacting standard.





Outside

The property benefits from two allocated parking spaces within a designated residents' parking area, which also provides additional visitor parking for convenience.

To the front a small lawned area whilst to the rear a generous size garden offering a wonderful outdoor space for relaxation and entertaining. A delightful paved seating terrace provides the perfect spot to enjoy the scenic countryside backdrop, particularly in the afternoon and evening sun. The main garden has been finished with artificial turf and can be accessed directly from the bi-fold doors in the kitchen-dining room, via a side entrance, or from the rear pathway leading from the parking area. Within the garden an extremely useful summer house and store shed, perfect as a studio or games room.

Practical additions include two useful garden sheds and a dedicated wood store, providing excellent external storage.



SERVICES

We are advised that the property is connected to mains water and electricity. Shared communal drainage system. LPG gas central heating with underfloor heating on the ground floor and radiators at first floor. Please note that the services or service installations have not been tested.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Powys County Council Band "F"

VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01497 822522

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile - 07984384687

d.thomas@sunderlands.co.uk

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk. There is limited mobile signal at the property. The sellers use 'Starlink' to supply their broadband internet signal.

ANTI MONEY LAUNDERING CHECKS

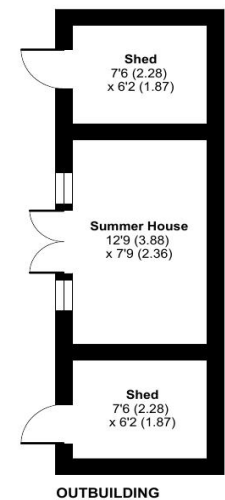
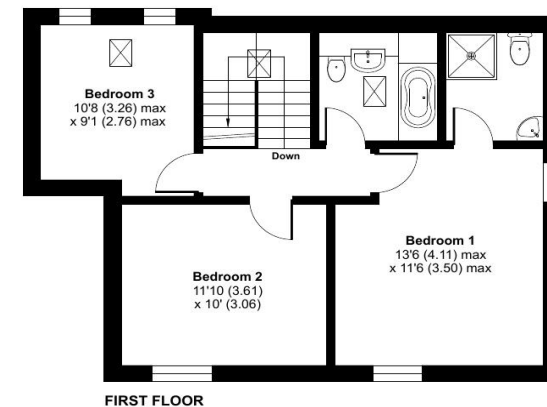
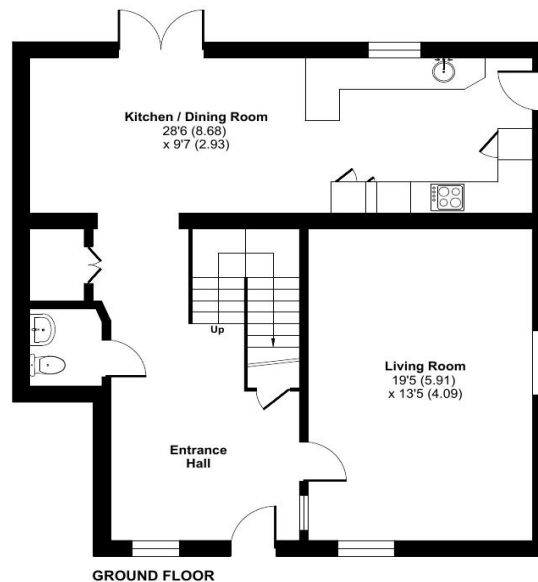
The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

DIRECTIONS

Please do not rely on the postcode. please use What3words to identify the location of the property ///prune.concerned.wonderfully

NOTES

- There is a current annual payment of about £360 as a contribution towards maintenance of the sewerage treatment plant and shared parking areas.
 - The property is not to be used for commercial holiday letting purposes.
- Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate.



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Approximate Area = 1377 sq ft / 127.9 sq m

Outbuildings = 195 sq ft / 18.1 sq m

Total = 1572 sq ft / 146 sq m

For identification only - Not to scale

