



1 Wills View, Norton, Presteigne, LD8 2RS

Offers in the region of £260,000



Holters
Local Agent, National Exposure

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Make your move to Wills View, where this detached, bungalow enjoys a peaceful edge of village position, countryside views, sizable gardens and accommodation, all just a short drive from the market towns of Presteigne & Knighton and available with no upward chain.

- Detached Bungalow
- En-Suite to Main Bedroom
- Sizeable Front & Rear Gardens
- Edge of Popular Village Position
Approx. 2 Miles from Presteigne
- 2 bedrooms
- Gated Driveway & Ample Parking
- Views Over Neighbouring Fields
- Open-Plan Kitchen Diner
- Integral Garage
- Available with No Upward Chain

The Property

Introducing 1 Wills View, a detached two-bedroom bungalow occupying a peaceful position on the very edge of the popular semi-rural village of Norton, which lies between the thriving market towns of Presteigne and Knighton, close to the Welsh/English border. Enjoying attractive views across neighbouring fields to the front and surrounded by glorious countryside, the property offers the perfect balance of village life and rural living while remaining conveniently located just 2 miles from Presteigne and 4 miles from Knighton.

Built circa mid 1970s, 1 Wills View provides well-proportioned accommodation throughout and is available with vacant possession and no upward chain. The accommodation is made up of an entrance hall with doors leading off into the two bedrooms, the bathroom, a useful airing cupboard and the open-plan kitchen/diner room. Bedroom 2 benefits from fitted wardrobes, whilst the main bedroom boasts its own private en-suite shower room. Worthy of particular note, the kitchen/dining room offers ample space for everyday dining and entertaining and is fitted with a range of units, breakfast bar and space for integrated appliances. French doors open directly onto the rear patio and garden, creating a seamless connection between the inside

and outside spaces. From the kitchen/dining room, a door leads into the integral garage and further glazed sliding doors lead into the generously sized living room, which has ample space for a three-piece-suite and enjoys a pleasant outlook to the front.

Outside, the property is approached through a gated entrance onto a private tarmac driveway, which provides off-road parking and leads to the integral garage. There is also plenty of space to create additional parking if required. The front garden is attractively landscaped with a variety of mature shrubs, planted borders and ornamental trees, while the position of the property allows lovely views across neighbouring fields and distant countryside.

The rear garden is a real feature of the property and perfect for keen gardeners and horticultural enthusiasts alike. Larger than one might first expect, it is largely laid to lawn and enjoys well-defined hedged and fenced boundaries, creating an excellent degree of privacy. The garden is beautifully stocked with a wide variety of mature shrubs, specimen trees and colourful planted borders, while a paved patio adjoining the rear of the bungalow provides an ideal space for outdoor dining and entertaining. The generous plot also

offers potential for an extension to the bungalow, subject to obtaining the necessary planning permissions and consents.

Overall, 1 Wills View lends itself to a wide range of prospective purchasers owing to its peaceful village setting, good-sized accommodation, wonderful gardens and potential to further enhance. Whether you are looking for a comfortable bungalow to retire to, a property with scope to extend or simply a home in a sought-after village location close to both Presteigne and Knighton, this delightful bungalow is well worthy of viewing.

The Location

1 Wills View occupies an idyllic setting in the small village of Norton, which is nestled in the lip of a valley occupied by Norton Brook. One of those rare places in Wales that has an entry in the Domesday Book (1086), the village is located close to the famous Offa's Dyke, a long-distance path renowned for its outstanding natural beauty and historical significance. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see, Norton and nearby surroundings are a haven for nature enthusiasts, ramblers and cyclists.

Norton is a friendly community which embraces a 'laid back', tranquil lifestyle. Rural and secluded, but



certainly not inaccessible, the B4355 runs through the village and leads south to the market town of Presteigne (2 miles) and north to the border town of Knighton (4 miles). The village has a regular bus service and in Knighton there is also a railway station. Both Presteigne and Knighton offer a wide range of independent retailers, supermarkets and regular markets, together with a variety of cafés, restaurants and public houses. There are a number of community clubs and societies, together with many sporting and recreational facilities, including football, rugby, running and a golf club at Knighton. Both towns have excellent leisure centres and primary medical practices. Educationally both towns offer pre-school groups and primary schools, while Presteigne also contains a secondary school, John Beddoes, which is part of Newtown High School. Presteigne is also recognized as a cultural centre, and has attracted many artists and musicians over the years. It is especially renowned for its nationally-famous Festival of Music and the Arts held every August and in 2025 was once again named as one of the best small towns to live in by the Sunday Times.

Services

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

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

Nearest Towns/Cities

- Presteigne - Approximately 2 miles
- Knighton - Approximately 4 miles
- Kington - Approximately 9 miles
- Leominster - Approximately 15 miles
- Ludlow - Approximately 20 miles
- Llandrindod Wells - Approximately 20 miles
- Builth Wells - Approximately 23 miles
- Hereford - Approximately 23 miles

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 910MB. Interested parties are advised to make their own enquiries.

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.

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Approximate Area = 797 sq ft / 74 sq m
Garage = 144 sq ft / 13.4 sq m
Total = 941 sq ft / 87.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Holters Estate Agents. REF: 1467183

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

