



BROADHEATH HOUSE

PRESTEIGNE • RADNORSHIRE



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*An interesting architectural gem in glorious
border countryside*

Hall • Study • Drawing Room • Sitting Room
Dining Room • Kitchen • Domestic Offices
Master Bedroom with Dressing Room and Bathroom
Guest Bedroom with Bathroom
6 further Bedrooms • 2 Bathrooms and 3 Ensuities

Studio Traditional Barn with offices and Garaging
Stabling • Beautiful Gardens and Paddocks

In all about 6 acres

Hereford 22 miles • Hay 22 miles
Presteigne 2 miles • Ludlow 19 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





Broadheath House

This Grade II Listed gem is situated just east of Presteigne between Wapley and Cole's Hill. A creamed stuccoed house with immense charm and character, it has a sweeping drive leading to its front or to the courtyard behind. The porch shelters the front door opening to an inviting Hall and main staircase. The Library/Study with its open fireplace leads through to the impressive Drawing Room with its bay window overlooking the garden and French doors leading to the main terrace/patio as well as French doors leading out to the Loggia. The Sitting Room is also south facing with a parquet floor. The Dining Room links to the Kitchen with its window seat, 2 oven Aga, fitted units and a Welsh dresser. Excellent Domestic quarters include a wood store, scullery, cloakroom and wine store.

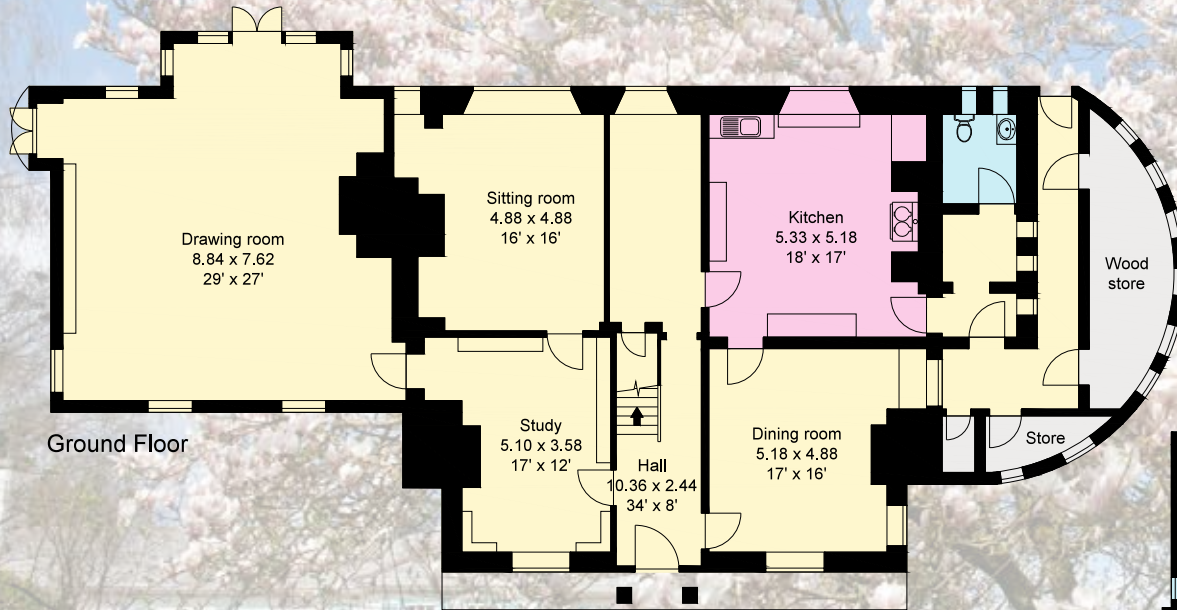
The main Bedroom on the first floor has a bay window and ensuite bathroom and separate Dressing Room. There are five other bedrooms, 3 with ensuite bathrooms and a family bathroom on this floor. On the second floor is a suite of rooms including a Bedroom, Dressing Room and Bathroom.

Gardens and Outbuildings

Adjoining the house and overlooking the delightful sunken garden is the Loggia which is a wonderful sheltered entertaining area. Behind the wall are the stables.

The gardens are stunning. Divided into 5 distinct "rooms" the Italianate sunken garden with its ponds and rose beds; the summer house and secret garden behind yew hedging, the formal kitchen garden: an orchard with peach house and a cob nut orchard.

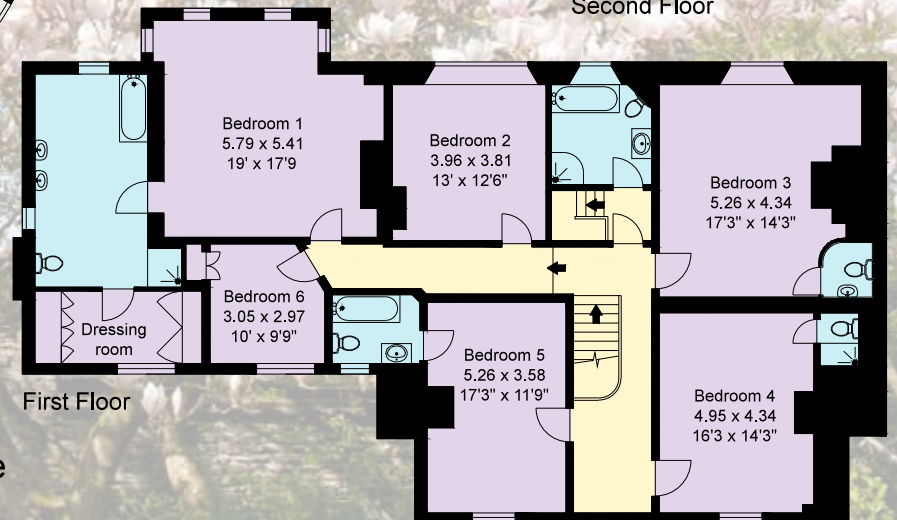




Ground Floor



Second Floor



First Floor



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Broad Heath House Presteigne

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Historical Note and Situation

The renowned architect Sir Clough Williams-Ellis, famous for Portmeirion, extensively remodelled this Georgian gem in 1926 and designed the garden. The store rooms beyond the Kitchen are prime illustrations of his design and yet Georgian features remain with fine fireplaces, sash windows and high ceilings. The town of Presteigne was discovered by the Picturesque movement in the 18th Century and is now known as the Town of Festivals. Described by the national press as one of the top ten best small towns, it is a vibrant community with delightful shops and a popular destination for foodies.

Directions (Postcode LD8 2HG)

From Presteigne take the B4362 towards Shobdon. The entrance to the house is on the right hand side after about 2 miles.

Services

Mains electricity. Private water supply. Oil fired central heating.
Council Tax Band H

Fixtures and fittings

The fitted carpets, curtains and light fittings as well as garden ornaments are excluded from the sale, but may be available by way of separate negotiations.

Viewing

Strictly by appointment through the agents:
Knight Frank 01432 273 087



01432 273087

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KnightFrank.co.uk

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