



Northwood & Honeysuckle
Slough Road, Presteigne

Offers in excess of
£675,000

COBB
AMOS

Northwood

Slough Road, Presteigne LD8 2NH

"A stunning four bedroom property with a separate spacious self contained barn conversion; currently used as a successful holiday let . Situated in a beautiful countryside position with breathtaking views across the Lugg Valley on the outskirts of the market town of Presteigne and standing in approximately 2 acres."

Detached family house
4 bedrooms, 1 ensuite
3 bedroom holiday let
Fantastic views across valley
Large detached carport & workshop
Gardens and paddock
Elevated, rural position

The property sits in an elevated position with lovely gardens and paddock with fantastic views for miles, offering the chance to appreciate the ever changing scenery from the grounds and from the large picture windows throughout the property. There is easy access to the extensive woodlands known as 'North Wood' which has lovely walks, bridle and cycle routes.

Location

Ludlow: 24 miles
Hereford: 18 miles
Knighton: 7 miles





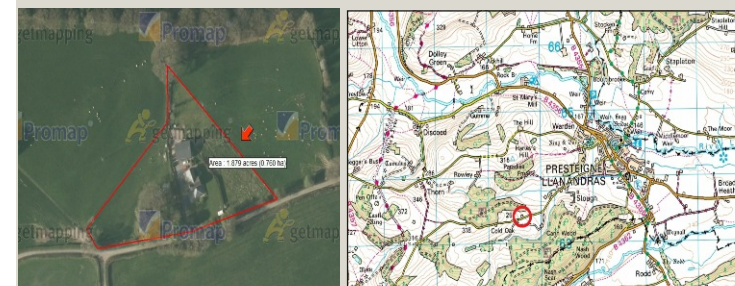
Northwood

The main house has been updated and extended in recent times to now include: entrance hall, utility, kitchen/ dining room, cloakroom, living room, stunning garden room, study, snug, spacious landing, family bathroom, 4 double bedrooms, the main having an ensuite shower room.

From the light entrance hall doors lead to the kitchen with a large range of fitted oak units with granite worktop, an oil fired Aga and space for a range cooker plus appliances and space for a good sized table. There is a dual aspect with lovely views across the garden and down the Lugg Valley. A door leads into the roomy adjoining utility where there are matching units, the oil fired boiler, a sink and a door to the parking area. Off the hall is a cloakroom with an attractive wash bowl set on a granite vanity worktop, WC and tiled floor.

The impressive living room is positioned in the centre of the home with doors to both the hall and the garden room. It has an inglenook fireplace with a woodburning stove, oak flooring and wooden ceiling beams. The large picture window again gives expansive views and there is space in front for a separate seating area. Double doors lead through to the superb garden room. This and the adjoining study were built by the present owners and really is the stand out feature of this lovely home. With a vaulted ceiling, beams, marble flooring plus huge windows on two sides, this really is a fantastic room for the whole family. There is space for a very large dining table and from here you are able to sit and enjoy the garden and countryside views. The study has ash flooring and leads through to the useful snug with oak floor.

From the entrance hall stairs rise to the landing where doors lead off to the family bathroom with a white three piece suite. All four bedrooms are double rooms. The main bedroom is a fantastic room with built in cupboards and an en suite shower room with a three piece white suite and of course the extensive views.





Honeysuckle

Converted from a former workshop with planning for holiday use, this is so much bigger than you would normally expect for a secondary dwelling. This superb property is well insulated and has its own services making it ideal for a holiday let. The front door leads into the beautifully presented living room with woodburning stove, pine flooring, fantastic views, storage cupboard and a great homely feel. The adjoining 'country style' kitchen / dining room has cream units, space for a range cooker and appliances and enjoys lovely views down the valley. From the living room a door leads to the inner hallway with doors off to all three bedrooms which are all double rooms. The main bedroom has an en - suite shower room, with a three piece white suite including a good sized shower cubicle. The family bathroom has a white suite with separate bath and shower.



Gardens and parking

Both properties sit in substantial grounds, which altogether totals approximately 2 acres. The spacious gardens are spilt into four zones, with a formal garden adjoining the house, a garden area that adjoins the holiday let, laid to grass and interspersed with apple, plum and pear trees. There is also a wildlife garden including wild grasses and flowers creating a natural paradise, and also a separate paddock which is set away from the rest of the garden with a woodland copse area where the current owners collect the firewood from.

At the bottom of the garden is an open fronted summer house where you can sit and enjoy the east facing views and beautiful sunrises. There are several sheds and storage areas and a level tarmac driveway with substantial parking for both properties plus guests.

Location

The property is located on the fringes of the market town of Presteigne which has been the county town of Radnorshire hosting two festivals, the originally named Sheep Music Festival and Presteigne Festival of Music and Arts, attracting some well known composers. There is also the award winning Judges Lodgings Museum which has been featured on the television. Further afield is the market town of Knighton, 7 miles, with the train station with the Heart of Wales line running through to Swansea. Ludlow, 18 miles, offers a wide range of restaurants and hosts the iconic Ludlow Food Festival.

Carport & workshop

There is a detached double carport which measures 5.24m x 2.85m which leads to a useful workshop which measures 5.24m x 1.92m and has light and power.

Services

Mains electricity, private water supply and drainage (separate to each property). Northwood has oil heating and Honeysuckle has LPG heating. Northwood: Powys County Council Tax Band F £1,862.89. Honeysuckle is exempt with business rate relief.

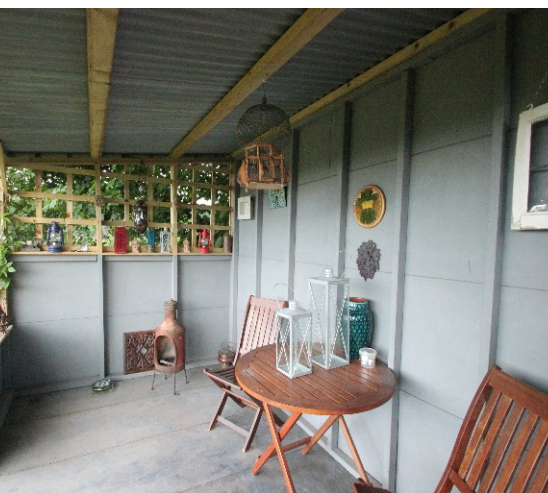
Agents notes

The farmer has a right of access to inspect the water installation, electric fence and mains water supply for both properties.

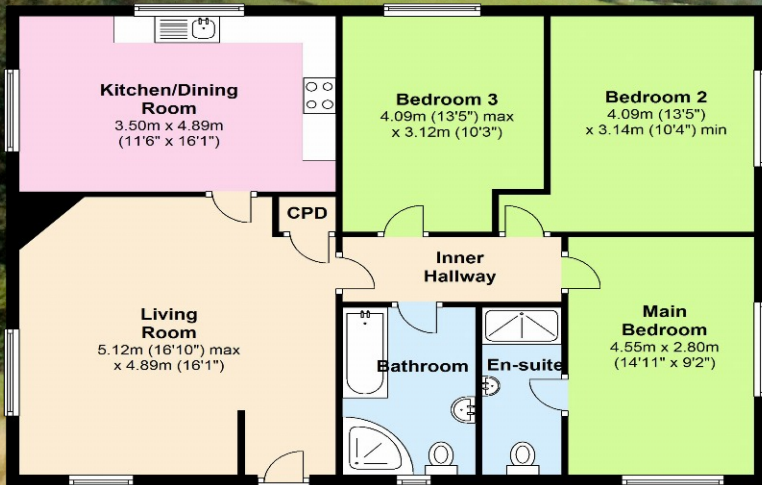
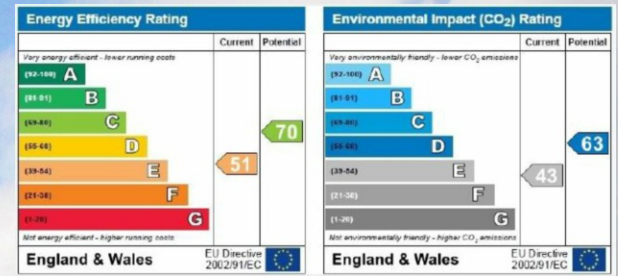
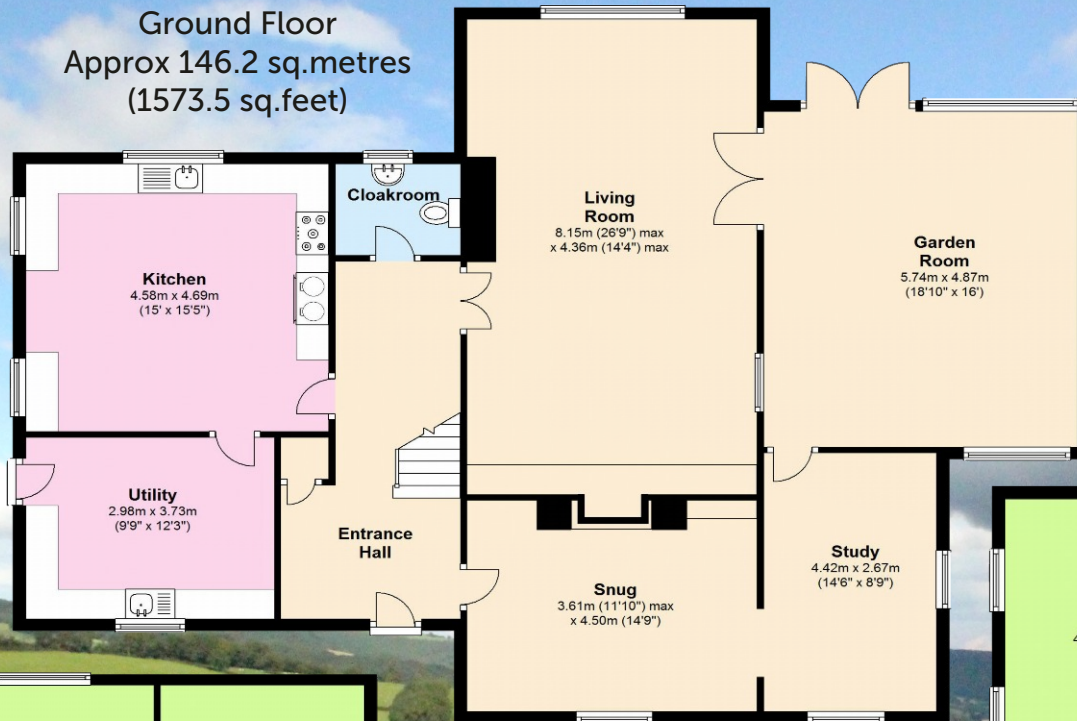
Further details regarding the holiday let of Honeysuckle are available from the agent.

Directions

On entering Presteigne from Knighton proceed along on the B4355 then turn right onto Slough Road. Continue along this road for half a mile, past the Primary School on your right, proceed along this lane for a further half a mile, passing Hill Farm on your left, continue along this road and the property as signposted is on your right hand side.



Northwood
Ground Floor
Approx 146.2 sq.metres
(1573.5 sq.feet)



Honeysuckle
Ground Floor
Approx 98.4 sq.metres
(1059.4 sq.feet)



Northwood
First Floor
Approx 83.4 sq.metres
(897.9 sq.feet)

THE PROPERTY MISDESCRIPTIONS ACT 1991: We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded MONEY LAUNDERING REGULATIONS: Money laundering regulations require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

01547 529 907

cobbamos.com

knighton@cobbamos.com

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