

COBB  
AMOS



Mistletoe House, Combe, Presteigne, Herefordshire, LD8 2HL

£450,000

A detached five bedroom spacious family home provides adaptable and characterful accommodation with annexe or business potential. Standing in lovely landscaped gardens, with ample parking plus dutch barn and situated only 2 miles from the popular market town of Presteigne.

This property **MUST BE VIEWED.**



## Introduction

Originally a detached farmhouse with adjoining cider barn, this lovely property dates back to the 18th century. It is beautifully presented and offers very versatile living accommodation. The adjoining spacious, converted cider barn is currently incorporated as living accommodation to the main house but historically has been used as a tea room, an annexe and there really is potential for a wide variety of uses. The property sits within beautiful walled gardens and is surrounded by stunning countryside.

The accommodation comprises: large canopy entrance porch, hallway, dining room, office, living room, kitchen/breakfast room, shower room, utility room, landing, main bedroom with three further bedrooms and a family bathroom.

The side wing accommodation comprises: drawing room, office, bathroom, utility/kitchen, garden room and double bedroom above.

## Property description

The lovely and spacious porch leads into the welcoming, light and airy reception hallway with character beams and quarry tiles, from here a door leads off to the dining room, with a multi fuel woodburning stove, character beams and original stonework. The adjoining living room has windows overlooking the pretty garden and an open fireplace. The dining room leads into the light and airy kitchen / breakfast room. This has an electric Aga and plenty of cupboard space and a door into the rear hall with large walk in pantry and an adjoining useful utility room. This has ample cupboards, LPG cooker, plumbing for a washing machine, flagstone flooring and a door to the hall. From the rear hall is a door to the garden, stairs to the first floor and a shower room.

The reception hall also leads off into the side wing of the house. Currently used as a stunning wow factor drawing room, with exposed stunning beams in a vaulted ceiling with the focal point around a multi fuel woodburning stove. To one end is the office and to the other end is the utility/kitchen, a bathroom, with a white suite, a spacious garden room which has patio doors out onto the beautiful gardens and a fireplace with a multifuel stove. Above here is a double bedroom with fireplace, Velux window, exposed beams and some restricted headroom with a vaulted ceiling.

From the rear hall stairs rise to the landing with doors off to four double bedrooms. The bathroom is fitted with a white four piece suite with shower over and storage cupboard. The main bedroom has fantastic character beams and built in wardrobes, the second bedroom is a good size with built in wardrobes and the third and fourth bedrooms have a lovely aspect looking out onto the gardens.

**Stone barn** 13'9" x 9'11" (4.18m x 3.03m)

Ideal for storing wood and gardening tools.

**Dutch barn** 28'2" x 17'2" (8.58m x 5.24m)

Open fronted

## Gardens and parking

The property is approached by a gravel driveway with a parking area and a timber gate leads to a further gravelled area providing parking for several vehicles and access to the Dutch Barn and house. The stunning gardens are beautifully tended and mature, they are south facing and are partly enclosed by a stone wall, giving it a very private and 'secret garden' feel. The wide range of borders are full of beautiful shrubs, flowers and plants, and the design allows you to meander through the different areas. A SUMMER HOUSE (2.98m x 2.96m) at the head of the garden affords a lovely view back towards the property.

## Location

Located in Herefordshire and in the catchment for the excellent Shobdon Primary School and Wigmore High Schools but close to the Welsh border and just 2 miles from the popular Market Town of Presteigne. This was the county town of Radnorshire and has become a local cultural centre, hosting two festivals. First, the oddly named Sheep Music Festival dedicated to contemporary music and the Presteigne Festival of Music and the Arts. The town is fortunate to have an award winning museum - The Judges Lodgings. Presteigne has a Primary and Secondary School, Leisure Centre and thriving community spirit with the popular market being held once a month. Further afield, the markets towns of Knighton and Ludlow offer a range of facilities, the latter being known for its restaurants and festivals. The nearest train station is in Knighton, a little under 7 miles away. The Cathedral City of Hereford, 20 miles offers greater amenities.

## Services

Mains electric and water, private drainage and LPG heating.

Hereford Council Tax Band E.

## Agents Notes

Additional outbuildings, paddock, tennis court, pond, river frontage and orchard are available by separate negotiation, please contact Cobb Amos for further details.

## Directions

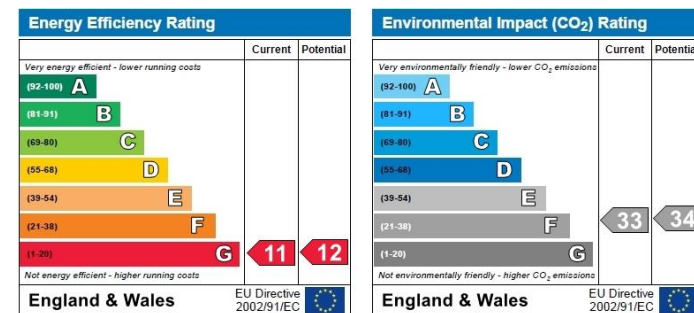
From Presteigne:

Leave Presteigne, on the B4362 to Leominster. Continue along this road until you enter Combe. The property will be on the left hand side before the bridge as indicated by our For Sale board.

From Mortimer Cross:

Turn onto the B4362 towards Presteigne, continue along this road for over 5 miles, passing through the village of Shobdon and Coombes Moor continue through Combe and continue over the bridge, the property will be located on your right hand side as indicated by our For Sale board.

## Energy Performance Graphs



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.



Floor plans - not to scale



£450,000

Mistletoe House  
Combe  
Presteigne  
Herefordshire  
LD8 2HL

**Summary**

- Excellent family home
- 5 bedrooms
- 18th Century
- Versatile accommodation
- Potential annexe/ business
- Dutch barn

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