

Hall Cottage, 3 Oak Villas  
Broad Street, Presteigne, LD8 2AE

Offers over  
£170,000

# Hall Cottage, 3 Oak Villas

Broad Street  
Presteigne

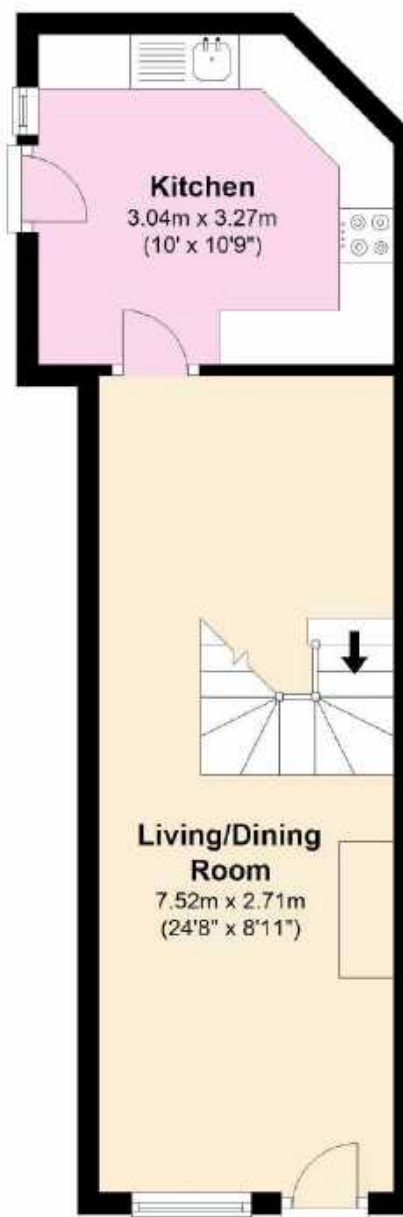
A delightful Grade II Listed two bedroom property built in the 1660s set in the Heart of the pretty market town of Presteigne with original features and views of St Andrews Church and historic surrounding property.

- A mid terraced property
- Grade II Listed, original features
- Two bedrooms
- Secret garden, lovely setting
- Views of the Church
- Heart of the town centre

## Directions

On entering Presteigne on the B4355 from Knighton, turn left towards the town. Continue along this road for approximately 200 yards then turn left onto the High Street, continue along the High Street and then at the junction turn left onto Broad Street. Proceed along Broad Street where it then becomes Church View, the property is located on the right hand side opposite St Andrew's Church.

**Ground Floor**  
Approx. 35.3 sq. metres (380.2 sq. feet)



**First Floor**  
Approx. 37.0 sq. metres (398.3 sq. feet)



Total area: approx. 72.3 sq. metres (778.5 sq. feet)

## Introduction

Set in the Heart of Presteigne a delightful Grade II Listed property steeped in history with two double bedrooms and wonderful character features.

The accommodation comprises of: open plan living/dining room, kitchen, landing, bathroom and two double bedrooms.

## Property description

The front door of the property takes you into the characterful open plan living/dining room with a fabulous ambience. The staircase divides the two parts of the room, creating a dining area to one end. In the living room there are lovely features such as fireplace with an open fire and brick surround. The kitchen is to the rear of the property with a stable door leading outside, the kitchen has cream units and worktop, a gas hob and electric oven, space and plumbing for appliances.

The wooden staircase takes you upstairs with two double bedrooms. The second double bedroom to the front with exposed beams and high ceilings currently set up as a study. The bathroom has a white three piece suite, Velux window and airing cupboard. The main bedroom is at the rear and is a great size with a window overlooking the gardens.

## Gardens and parking

The garden to the property is separate and is just a short walk from the kitchen and to the rear. You can also access the garden another route at the rear. The garden has been newly fenced and freshly planted with shrubs and plants. The garden is mainly laid to lawn but there is also a gravelled area and is very private and not overlooked.

## Agents notes

The property is located in a conservation area.

## Location

Located in the heart of the Market Town of Presteigne in a conservation area. This was the county town of Radnorshire and has a wealth of festivals and cultural events. 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, the High Street has a marvellous range of independent shops, a great range of eating and drinking venues, French, Moroccan, wine bar and several other pubs, 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.

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