



Harpton Granary Walton, Presteigne, Powys LD8 2RE

Grade II Listed Period Detached Granary Conversion

Guide Price £340,000



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LOCATION

Harpton Granary is a delightful detached Grade II Listed Period Building believed to date back to 1860, which has been lovingly updated and improved by the current owners to offer very comfortable accommodation over two floors in a beautiful rural setting, approximately 4 miles from the market town of Kington. The border town of Kington offers a good range of amenities including traditional High Street shops, supermarket and schooling, surrounded by beautiful rolling border countryside.

BRIEF DESCRIPTION

Harpton Granary is a Period detached building offering good sized accommodation to include farmhouse kitchen with Range cooker and ample space for dining/entertaining with scullery/utility off and leading to a versatile good size room which could be an additional reception room or third bedroom with windows to front and rear. There is a good sized Living Room with large French doors overlooking the patio and rear gardens and an additional refitted Family Bathroom.

To the first floor the property has a spacious Living Room with a multi-fuel stove, this room enjoys full height windows overlooking the rear gardens. It has a vaulted ceiling and is a spacious, light and airy room. There are 2 additional double bedrooms to the first floor, both having individually designed en-suite facilities.

Outside, the property has delightful rear

- Grade II Listed Detached Granary
- Refurbished And Updated By Current Owners
- Large Farmhouse Kitchen With Range Cooker
- 3 Double Bedrooms, 2 En-Suite Bathrooms
- Gardens And Private Driveway Parking
- 2 Reception Rooms

gardens which have lawned areas, paved seating areas and a feature decked area with a built-in fire pit. There is a very useful insulated timber workshop and office which is fitted with lighting and power, connected with broadband and is ideal as a home office. There is also an additional garden tool shed and wood store. The gardens provide a lovely private and enclosed outside space with power and water connected to both ends of the garden and parking to the side of the property via a driveway.

SERVICES

Mains Electricity & Water, Private Drainage.
 LPG central heating system throughout.

OUTGOINGS

Council Tax Band: E

LOCAL AUTHORITY

Powys County Council. Tel. 01597 826000

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Tel. 01568 610600.

DIRECTIONS

Take the A44 towards Kington and Rhayader, go past Kington and Walton and before you get to New Radnor you will see on your left a stone Lodge House, just after here there is a turning to Yardro. Take this turning and after approximately 100 yards, on a right hand bend you will see a left hand turn to Harpton Court, follow the road around where Harpton Granary can be located in the courtyard on the left hand side.







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