



4 The Terrace, Norton, Presteigne Powys LD8 2EL

Charming Mid-Terrace Grade II Listed 2 Bed Cottage

Guide Price £149,950



## 4 The Terrace

Norton, Presteigne LD8 2EL

- Charming Characterful Grade II Listed Terraced Cottage Set In Rural Border Village
- Offering Well Presented 2 Bedroomed Accommodation
- Retaining Much of its Character Including Original Bread Oven
- Nearby Garden to Rear, Seating Area & Stone Garden Shed/Store

*Guide Price*  
**£149,950**  
*Freehold*

To arrange a viewing please contact us on

t. 01568 610600  
info@bill-jackson.co.uk  
www.bill-jackson.co.uk



## LOCATION

This charming mid-terrace Grade II Listed cottage is set on the Welsh Borders in the pretty rural village of Norton, which is set mid-way between the towns of Knighton and Presteigne. The village itself has a strong community feel with the market town of Presteigne only 2 miles south where a good range of amenities can be found and also hosts a number of festivals throughout the year. The town of Knighton also provides a good range of amenities but also benefits from a train station with a Heart of Wales line running through to Swansea.

## BRIEF DESCRIPTION

4 The Terrace, Norton forms part of a row of character Grade II Listed properties which were built in 1871 as estate houses for Norton Manor Estate. The cottage itself approached to the rear has a double-glazed inset door opening to the pleasant kitchen that offers a good range of base and wall cupboards with both solid wood work surfaces and granite work surfaces set around the Belfast sink. There is attractive flagged flooring and forming a lovely feature to the kitchen is the original stove, fireplace and bread oven to the side. There is a 4-ring electric hob and separate oven and grill below with planned space and plumbing for both washing machine and slimline dishwasher. There is additional wall-mounted shelving and built-in cupboards, with two windows to the rear elevation. An archway then leads through to the homely living room with a window to the front elevation with fitted wooden shutters, and forming a lovely central feature to the room is the fireplace with inset woodburning stove set on a raised flagged hearth with brick lintel above. There are attractive exposed wooden floorboards and wood panelling to half height. A door then leads through to the original reception hallway which in turn leads to the front door which currently isn't used, with the reception hallway being used as useful storage. The front door could be reopened if so desired.

From the living room an enclosed staircase leads up to the first floor landing with exposed wooden floorboards and loft access with attractive wooden doors leading off, firstly to the master bedroom, a double bedroom with a window to the front elevation overlooking the neighbouring properties and the countryside beyond with fitted wooden shutters. There is an original fireplace forming a lovely feature (currently not in use) and wall-mounted electric radiator and exposed wooden floorboards. There is a recessed built-in wardrobe providing useful storage. Bedroom 2 has a window to the rear elevation, again with fitted wooden shutters, original fireplace forming a lovely feature (currently not in use) and wall-mounted electric radiator. The family bathroom is a lovely size and is well appointed with a 3/4 size bath with mixer tap hot and cold with shower attachment plus a separate corner shower cubicle with electric shower over, pedestal hand wash basin, low flush w.c., fitted cupboard/storage, attractive wooden panelling to half height and window to the rear elevation with fitted coloured glazed wooden shutters.

Outside, the property is set in a terrace of similar Grade II Listed properties with a shared vehicular driveway leading around to the rear of the property where the current owner parks directly to the back of her property. The property also benefits from a stone outbuilding/garden shed providing useful storage/wood store with a shared pathway with steps leading up to the gardens where the property benefits from its own gravelled patio/seating area with pathway access then leading along the side of the neighbouring gardens to the rear where the property benefits from its own garden area.



SERVICES  
Mains Electricity, Water & Drainage. The property is on a water meter.  
Electric heating

OUTGOINGS  
Council Tax Band: C.  
LOCAL AUTHORITY  
Powys County Council. Telephone 01597 826000.

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

DIRECTIONS  
From Presteigne take the B435 road to Knighton. Proceed through the village of Norton and the property will be found on your right hand side, in the centre of the village as indicated by the agents for sale board.

Jackson Property (Leominster)  
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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

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