



Newcastle Court

Evancoyd, Presteigne, Powys, LD8 2PA

jackson
property

£1,100,000

A Fantastic Opportunity to Renovate a Striking Grade II Listed Property with Lodge House and Outbuildings in Approximately 27 Acres of Land near Presteigne Stone Floored Cellars - Three Storeys with Potentially 11 Bedrooms 2 Bedroom Lodge House 3 Bedroom Attached Cottage with Carport Coach House / Office Grounds Extending to Approximately 27.243 Acres



To arrange a viewing please contact us on t. 01432 344 779
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Situation

A gravel driveway passes in front of the Lodge and meanders through a tree lined approach to Newcastle Court. The land generally slopes in a southerly direction and comprises mature woodland and gardens. A particular feature of the grounds are the pathways, which lead through the gardens and mature woodland and which lead down to the pools, which are located adjacent to the southern boundary. The gardens comprise of lawn areas, which immediately surround the residence, with an abundance of shrubs, trees and flowering plants.

Presteigne is a much sought after small border town surrounded by lovely countryside and offering a good and interesting range of shopping, recreational and educational facilities.

Description

An interesting and historic former country estate situated in a stunning rural location giving a real air of the elegance of a bygone age. The principle residence has four reception rooms and eleven bedrooms arranged over three floors with extensive high ceilinged cellars which maintain a high temperature all the year round. The main house has been prepared by the current owners for the renovation work and refurbishment required. Gardeners Cottage, the former gardeners accommodation adjoining the main house and The Old Coach House and Stables have both undergone refurbishment, The Lodge at the entrance to the property also offers further accommodation with 2 bedrooms. The grounds are a most valuable amenity to the property and extend to approximately 27 acres, with pools, woodland and pastureland.

Newcastle Court House has been prepared by the current owners for renovation and refitting, although the works already done have included a full re-roofing programme, the rebuilding of the chimney stacks, new guttering, repairs to the exterior rendering and paintwork, replacement of windows and internal joists. The property is currently vacant and requires finishing and fitting out (including the kitchen and bathrooms) to the new owners requirements.

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Services

Newcastle Court House is connected to mains electric and water. Please note the extent of the drainage system is unknown.

Council Tax

Newcastle Court : TBC

Newcastle Court Cottage : Band F

Newcastle Court Lodge: Band D

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Directions

From Kington take the A44 heading towards Walton. Upon reaching Walton take the right hand turn signposted Evenjobb / Knighton and continue along the road until reaching Evenjobb village. Pass through the village and pass Evancoyd Court on the left. Follow the road for a further 500/600 yards and on the left hand side just after a sharp left hand bend, there will be double gates denoting Newcastle Court, take this turning. Follow the road until reaching the property.

August 2019

Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

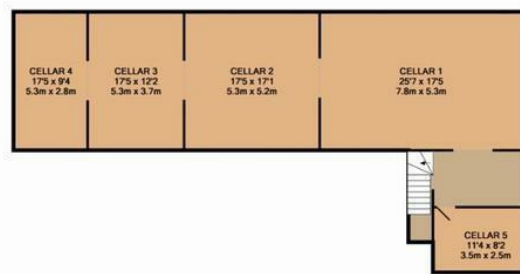
However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



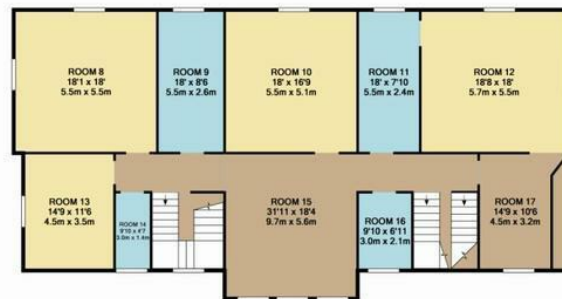




BASEMENT LEVEL
APPROX. FLOOR
AREA: 140.5 SQ. FT.
(13.0 SQ. M.)



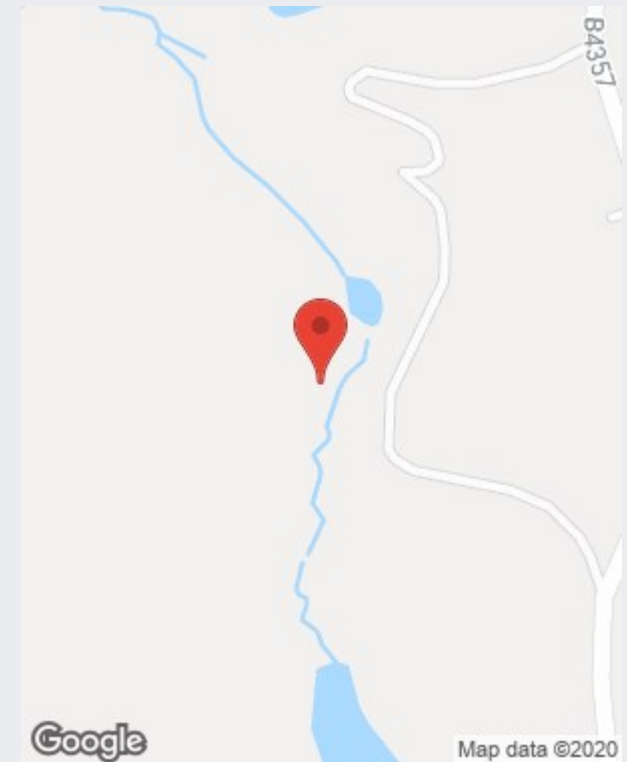
GROUND FLOOR
APPROX. FLOOR
AREA: 222.5 SQ. FT.
(20.6 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA: 231.5 SQ. FT.
(21.5 SQ. M.)



SECOND FLOOR
APPROX. FLOOR
AREA: 201.5 SQ. FT.
(18.8 SQ. M.)
TOTAL APPROX. FLOOR AREA: 552.5 SQ. FT. (51.4 SQ. M.)
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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