



Ivy House, Broad Street, Presteigne, Powys, LD8 2AF

Character Grade II Listed 2 Bed Cottage In Tranquil Border Town Asking Price £245,000



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Presteigne
Powys
LD8 2AF
Asking Price £245,000**

LOCATION

Ivy House is a charming Grade II Listed property set just opposite St Andrews Church in a mature residential position in the tranquil border town of Presteigne. The town itself offers good shopping, recreational and educational facilities including traditional High Street shops, primary and secondary school, leisure centre with swimming pool and all surrounded by delightful rolling countryside.

BRIEF DESCRIPTION

This Grade II Listed cottage is set just off the heart of the town centre with a solid wood front door with charming inset stained glass window with canopy style porch over, which opens to a Hallway/Side Passage which stretches the length of the property with a door leading to the rear gardens, wall lighting, exposed timber features and fitted wall shelving. A door then leads through to the Living Room with two sash windows to the front elevation and forming a central feature to the room is a chimney breast with recessed fireplace with inset wood burning stove, there's exposed timbers, ceiling lighting and power points fitted. The room then opens through to the Dining Room with double glazed window to the rear and further window to the side elevation, exposed stone flagged flooring forms a feature to the room as does the gas fired Rayburn, there is ceiling and wall lighting, panelled radiator, power points, under stairs cupboard storage and a further door to the Side Passage. The Kitchen offer a range of base and wall units with solid wood work surfaces, Belfast style sink and inset four ring hob with extractor hood above and separate electric oven and grill at easy height. There is further space for appliances including, fridge, freezer and washing machine which will be included within the sale, ceiling lighting quarry tiled flooring and windows to the rear elevation.

A staircase from the Dining Room leads up to the first floor accommodation and Landing with ceiling lighting, fitted shelving and doors off to all rooms. Bedroom 1 is a good sized room with two sash windows to the front elevation, there is exposed wooden floor boards and further feature ceiling and wall timbers, fireplace with

- Located In Mature Residential Location In The Picturesque Border Town Of Presteigne
- A Charming Grade II Listed Cottage Property Offering A Wealth Of Character Throughout
- Offering Gas Centrally Heated 2 Bed Accommodation, Including 2 Reception Rooms & 2 Loft/Attic Rooms
- Forming A Feature To The Property Is An Extensive & Mature Enclosed Rear Garden. Chain Free.

tilled hearth and surround, panelled radiator, ceiling lighting and power points fitted. Bedroom 2 has a window to the side elevation, exposed wooden floor boards and ceiling and wall timbers, central ceiling light, power points and cupboard housing the gas fired central heating boiler. The family Bathroom comprises a suite to include panelled bath with separate shower over, low flush W/C and hand wash basin with ceiling light and double glazed window to the rear. An enclosed staircase from the Landing then leads up to the Loft/Attic Rooms which are on split levels and divided into two separate spaces with ceiling lighting, power points with windows to side and rear elevations and could provide additional accommodation subject to any planning permissions required.

OUTSIDE

The cottage is set just off the town centre with nearby on street parking opposite the church. To the rear the property benefits from a substantial garden which forms a lovely potential feature to the property with a hard standing directly to the back of the property with cold water tap and steps up to the mature gardens which are divided in the centre by an attractive stone wall and has a range of mature shrubs and trees.

SERVICES

Mains Electricity, Water, Gas and Drainage
Gas Fired Centrally Heated

OUTGOINGS

Council Tax Band: D

LOCAL AUTHORITY

Powys County Council - 01597 823737

AGENTS NOTES

There is Japanese Knotweed located toward the back of the garden which the owners are currently in the process of getting treated.

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.







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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 of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

ROOM MEASUREMENTS

GROUND FLOOR

LIVING ROOM - 14'7 x 12'2 (4.45m x 3.71m)

DINING ROOM - 16'8 x 14'10 (5.08m x 4.52m)

KITCHEN - 11'1 x 8'8 (3.38m x 2.64m)

FIRST FLOOR

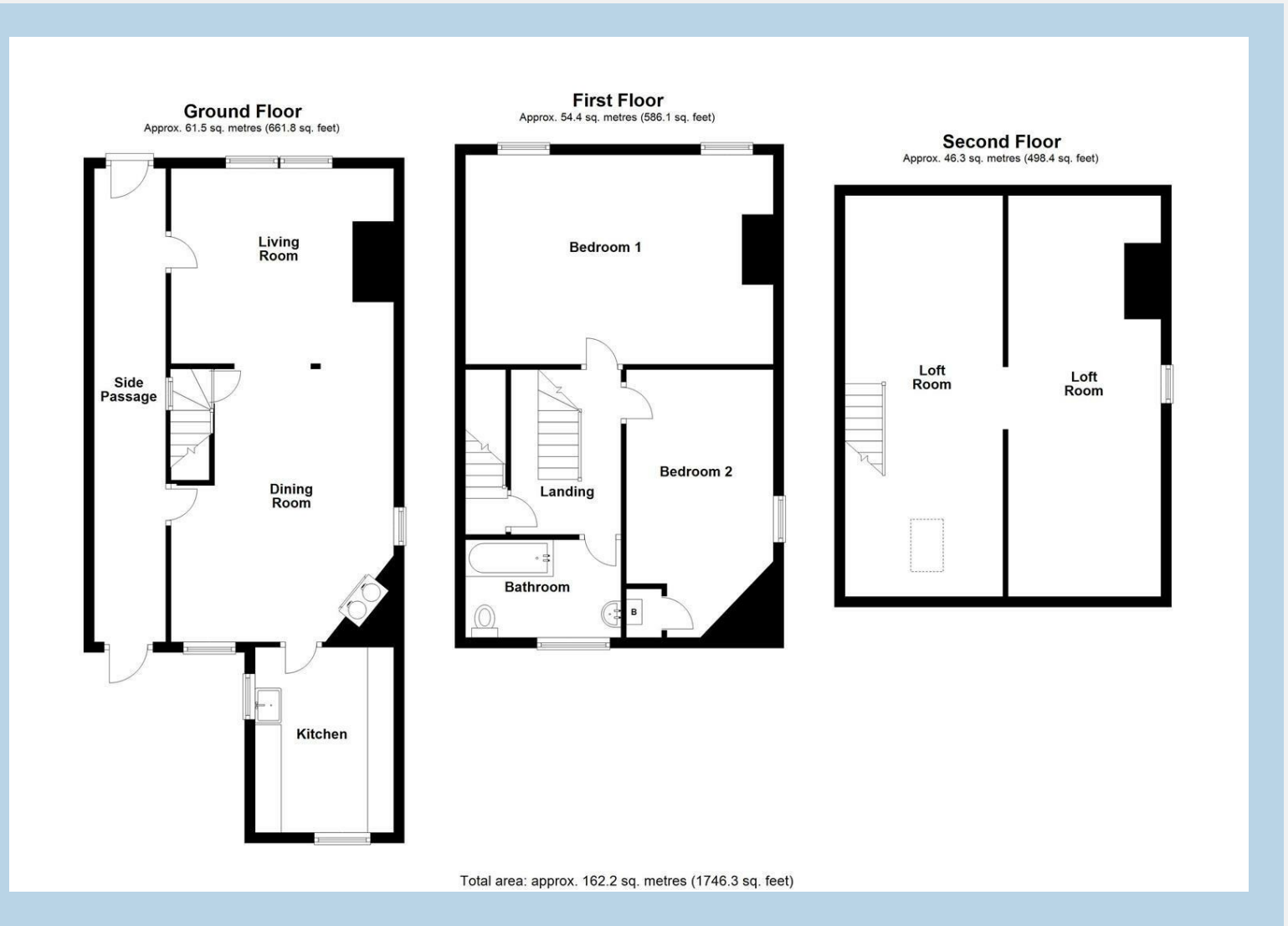
BEDROOM 1 - 19'4 x 13'0 (5.89m x 3.96m)

BEDROOM 2 - 13'0 x 9'4 (3.96m x 2.84m)

BATHROOM - 9'7 x 6'1 (2.92m x 1.85m)

SECOND FLOOR

ATTIC SPACE - 25'3 x 19'10 (7.70m x 6.05m)



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