



 Holters

**2 Pound Lane, Presteigne, Powys, LD8 2DB**

**Offers in the region of £165,000**



**Holters**  
Local Agent, National Exposure



## 2 Pound Lane, Presteigne, Powys, LD8 2DB

In for a penny, in for a pound! Break the piggy bank and buy 2 Pound Lane, which is a newly renovated, 2 bedroom, semi detached cottage, available with no upward chain and located in the heart of Presteigne.

### Key Features

- Semi-Detached Cottage
- 2 Double Bedrooms
- Newly Renovated
- Well Presented Accommodation
- South-East Facing Courtyard Garden
- Distant Views from Upper Floor
- Available with No Upward Chain
- Town Centre Location
- Approx. 150 Yards from Shops & Facilities

### The Property

2 Pound Lane is a newly renovated, semi-detached cottage situated in the heart of the popular market town of Presteigne (Llanandras) found close to the Welsh/English border, which in 2018 was again named as one of the best small towns to live in by the Sunday Times.

Having undergone extensive refurbishment works both inside and outside by a reputable, local builder over the past 18 months. 2 Pound Lane is conveniently situated a mere stones throw from the main High Street with its many independently owned shops and facilities. Such works include a complete re-wire, new plumbing with the installation of a combi boiler, new insulation, new kitchen and bathroom suites, a multi-fuel stove, fresh plaster and redecoration inside and out and new flooring throughout, all just to mention a select few. Available with no upward chain, the property could

be an ideal home for a variety of buyer types to include first time buyers who are looking to make that all important first step onto the property ladder, downsizing purchasers seeking to be close to the town centre or potentially budding holiday-let investors.

The accommodation itself is arranged over 3 floors. The ground floor is completely open-plan with the lounge/diner area leading into the newly installed kitchen. The lounge/diner has a feature multi-fuel stove/fireplace, while a door from the kitchen opens out to the rear courtyard garden. Stairs from within the lounge/diner rise up to the first floor landing, which has separate doors leading into the bathroom and the main bedroom. A further door from the landing opens to a stairwell, which leads up to the attic room/bedroom two. From here, distant countryside views are enjoyed over the neighbouring rooftops.

Outside, the dwelling has a low maintenance, gravelled rear garden, which has well-defined fenced and walled boundaries and poses as a superb spot to relax within the warmer months of the year with direct access into the kitchen diner. The property does not have designated off road parking, however unrestricted parking is available in Pound Lane and in neighbouring High Street and Scotleton Street.

### The Location

Presteigne sits alongside the river Lugg, at the corner of the three counties of Shropshire, Herefordshire and Powys, within a short drive to Hay-On-Wye, Hereford, Ludlow and Shrewsbury, surrounded by beautiful, unspoilt countryside, perfect for walking and cycle rides and was named again as one of the best small towns to live in by the Sunday Times in 2018. Just to the west are Radnor Forest and Offa's Dyke. Go slightly south west and you can browse the book shops of Hay-On-Wye, and to the east you can sample the renowned culinary delights of Ludlow. Hereford, with its Cathedral, is 26 miles away and in between there are activities and visits to satisfy a whole variety of tastes. The High Street has a good range of individual shops, restaurants, pubs, hotels and services. Throughout the year the senses are served with a range of musical and arts based events; The Presteigne Music Festival is a prestigious and internationally renowned regular event and throughout the year other musical events provide a rich and eclectic menu. There is a calendar of high quality art exhibitions throughout the year, whilst the Church of St Andrew's permanently houses its own treasure, a 16th century Flemish Tapestry.

The Judge's Lodging museum, a Georgian Court House complete with



cells, courtroom and living quarters has been classed as Britain's Best Hidden Gem. The town is home to educational facilities to suit all ages, Presteigne Primary School is under a mile away and the newly reformed John Beddoes Campus provides secondary education up to GCSE level, acting as a campus of Newtown High School. Sports clubs in the area are renowned after various successes across Wales, including Presteigne Saint Andrews Football Club, Presteigne Bowling Club, Cricket Club and a ladies Hockey Team.

Further educational facilities are available within the area, which include many highly regarded private primary and secondary schools including Hereford Cathedral School, Lucton School just outside Leominster, Moor Park just outside Ludlow and Chirst College in Brecon. There are 6 separate college's including Newtown College, Hereford College of Arts, Herefordshire & Ludlow College, The National School of Blacksmithing (the oldest established Blacksmithing college in the UK), Hereford Sixth Form College and The Royal National College for the Blind, which is one of the top colleges in Europe for blind and visually impaired students.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Powys County Council - Band B. Charge for 2022/23 is £1,396.90.

**Services**

We are informed the property is connected to all mains services.

**Heating**

The property has the benefit of gas fired central heating and a multi-fuel burning stove.

**Broadband**

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 6MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

**Nearest Towns/Cities**

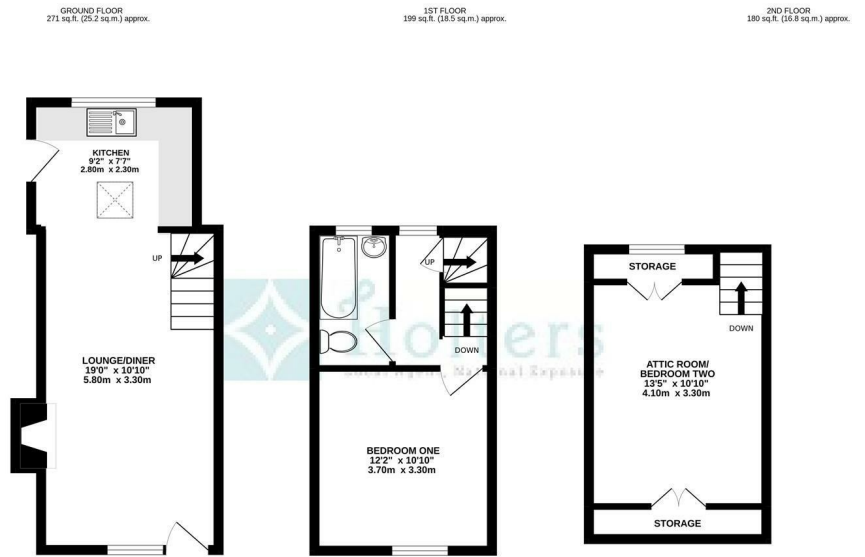
- Kington - Approximately 7 miles
- Knighton - Approximately - 7 miles
- Leominster - Approximately - 14 miles
- Ludlow - Approximately - 19 miles
- Llandrindod Wells - Approximately - 21 miles
- Hereford - Approximately - 22 miles

**Money Laundering Regulations**

We will require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

**Consumer Protection**

Consumer protection from unfair trading regulations 2008 -  
 Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 651 sq. ft. (60.5 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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