



Holters

Local Agent, National Exposure

2 Holly Hurst Way, Evenjobb, Presteigne, Powys, LD8 2SZ

Offers in the region of £279,950



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A beautifully presented, detached, modern bungalow, available with no upward chain and peacefully located on the very edge of the popular village of Evenjobb. Offering 2 double bedrooms, off road parking, front and rear gardens and views across the adjoining countryside!

Key Features

- Detached Bungalow
- 2 Double Bedrooms
- Open-Plan Kitchen Diner/Living Room
- Beautifully Presented Accommodation
- Front & Rear Gardens
- Detached Utility/Out-Building
- Private Off Road Parking
- Views Across Adjoining Countryside
- Available with No Upward Chain
- Part of a Small & Exclusive Development
- Edge of Popular Village Location

The Property

2 Holly Hurst Way is a beautifully presented, modern, detached bungalow located in a small and exclusive development, peacefully on the edge of the popular, semi-rural village of Evenjobb, close to the Welsh/English border and surrounded by picturesque countryside and rolling hills as far as the eye can see.

Constructed by a reputable and local builder in 2018, 2 Holly Hurst Way is 1 of 3 similar designed, eco-efficient bungalows with an air source pump, triple glazed windows, under floor heating and high-levels of insulation. Available with no upward chain, the accommodation is made up of an open-plan kitchen diner/living room, a bathroom and 2 double bedrooms both with useful storage cupboards.

In addition, there is also a detached utility/out-building, which is installed with power and lighting and has a sink with space and plumbing for a washing machine. Overall, the property has been finished and maintained to a high standard, complete with granite worktops, fitted kitchen appliances, a feature wood-burning stove and oak ledge and brace internal doors.

Outside, a brick paved parking area at the front provides private parking for 2 vehicles, while there is also a lawned front garden and a gravelled area with ample space for outside furniture. Gates at either side of the property allow access to the rear garden via gravelled pathways. The rear garden is largely laid to lawn and has raised beds, hedged and fenced borders and enjoys distant views over the adjoining rear field. There is also a wood store and a paved patio area, which poses as the perfect spot to relax/entertain on within the warmer months of the year.

Rural, but by no means isolated, the village has the benefit of fibre optic broadband, perfect for those wishing to work from home and sits more or less halfway between the 2 historic towns of Presteigne and Kington, which lies just over the border into Herefordshire. Both Presteigne and Kington are approximately 5 miles

from Evenjobb and offer a vast array of retail, recreational and educational facilities. Slightly further afield is the market town of Knighton, which like Presteigne and Kington offers a vast array of facilities, but also boasts having a railway station, which runs on the Heart of Wales line between Swansea and Shrewsbury.

The Location

2 Holly Hurst Way occupies an idyllic setting within the popular village of Evenjobb in the beautiful county of Powys. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

Blessed with a close knit community, Evenjobb is a quaint and pretty village with a small population of around 150 people and boasts a church (St.Peter's), a small pine workshop, a refurbished village hall which offers bingo, sales of goods occasions, and a meeting place for local WI and groups alike, and a cycle sale and repair shop. Evenjobb is also conveniently situated just 2 miles north of the small village of Walton, which lies alongside the A44 road network between Rhayader and as far



as east as Worcester. The nearest pub, The Harp Inn, is located 3.5 miles north in the village of Old Radnor. From here breathtaking views for miles are on show, which makes for the most stunning backdrop when enjoying one of their well regarded cooked meals or a locally produced cider or ale.

Heating

Air source heating and a wood-burning stove.

Services

We are informed the property is connected to mains electric, water and drainage.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band D. Charge for 2024/25 is £2,026.81.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 60MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

- Presteigne - Approximately 5 miles
- Kington - Approximately 5 miles
- Knighton - Approximately 7 miles
- Hay-on-Wye - Approximately 17 miles
- Llandrindod Wells - Approximately 17 miles
- Leominster - Approximately 18 miles
- Hereford - Approximately 23 miles
- Ludlow - Approximately 23 miles

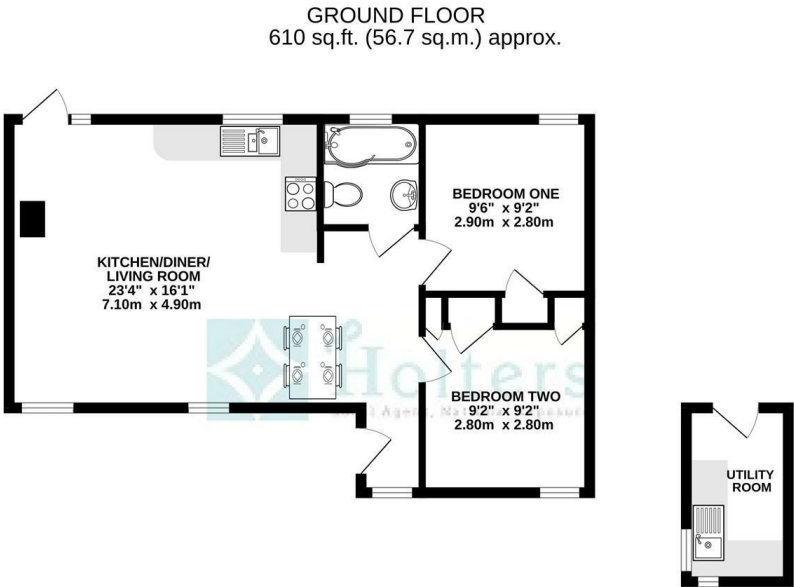
Directions

Travelling from the nearby village of Walton on the B4357, turn right into the village and then at the junction bear left. Continue for approximately 200 yards and then turn left

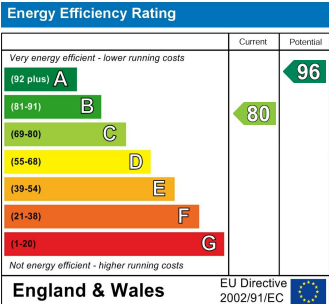
into Horseyard Lane and the entrance to Holly Hurst Way is immediately on the right.

Money Laundering Regulations
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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 vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 610 sq.ft. (56.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 quality or efficiency can be given.
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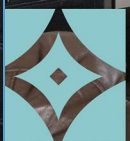


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