



The Old Vicarage, Evancoyd, Presteigne

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The Old Vicarage, Evancoyd, Presteigne, Powys LD8 2PA

An elegant Arts & Crafts country house with a detached cottage, stables, paddocks and an exceptional walled garden

Presteigne town centre 4.6 miles, Knighton mainline station 6.5 miles, Leominster town centre 19.0 miles

Drawing room | Sitting room | Study | Office/ hobby room | Dining room | Kitchen/breakfast room | Utility room | Boot room | Principal bedroom with dressing room & en suite bathroom | 3 Further bedrooms, each with private bathrooms | Cellar | Stables with tack room & hayloft | 3 Garages | Summerhouse | Field shelter | Gardens | Large greenhouse | Grounds of approximately 5 acres | EPC - E

The Cottage: Sitting room/Bedroom 3 | Kitchen | Sitting/dining room | 2 bedrooms | Bathroom | Shower room | Garden | EPC - B

The property

The Old Vicarage is an impressive Arts & Crafts property, providing more than 4,000 square feet of incredibly well-cared for accommodation. The typically elegant and understated style of the house lends itself perfectly to modern life, with excellent flow, generous ceiling heights, and large original sash windows and doors allowing for lots of natural light, views, and connection to the gardens. The charming entrance hall sets one up with wide stairs leading upstairs and a central hallway, off which are the main reception rooms and the kitchen/breakfast room.

There are three large reception rooms on the ground floor, plus a useful office (currently used as a hobby room) and a study. The sitting room has a splendid bay window with four large sash windows, facing south with views across the garden. A formal dining room enjoys French doors opening onto the veranda.

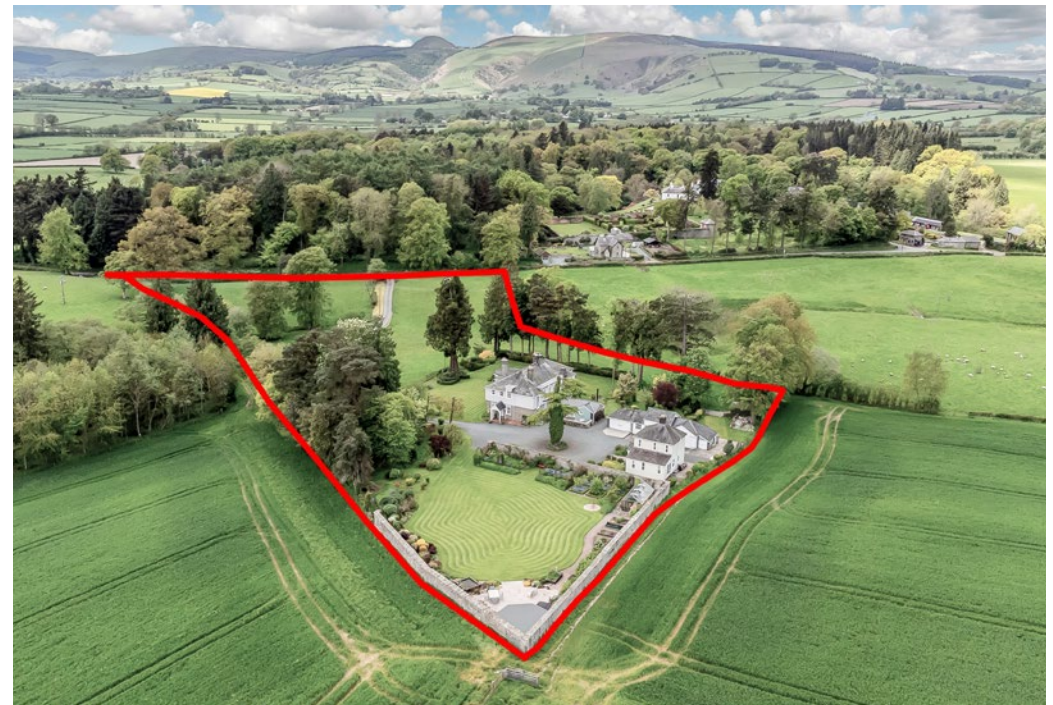
The drawing room has French doors opening onto the veranda over-looking a perfect croquet lawn/grass tennis court.

The well-proportioned kitchen and breakfast room offers fitted units to base and wall level, a central island with a breakfast bar and a range cooker. There is a boot room/cloakroom with doors leading out to the garden and courtyard. This leads into a utility and through to the office/hobby room which has a modern woodburner.

Upstairs there are four generous double bedrooms, including the principal bedroom which has its own dressing room with fitted storage, and an en suite bathroom. Three further bedrooms all enjoying their own private bathrooms. All of the bedrooms make the most of the stunning views of the surrounding land and countryside.

The Cottage

The detached Cottage provides fantastic self-contained accommodation and could be used as a holiday let, annexe to the main house or tenancy (subject to any necessary consents). Downstairs is the sitting/dining room which enjoys green views over the fields, a sitting room/bedroom 3 with fitted units, and well-equipped kitchen and shower room. Upstairs are two bedrooms, one with a walk-in wardrobe and family bathroom. It has private gardens to the front, side and rear.









Outside

The property is set in a stunning garden, surrounded by rolling fields and open countryside. The private drive winds up to the hill to the house, which opens into a large gravel parking area for the house and separate cottage. There are useful outbuildings; garaging for up to 3 cars, stores, stables with hay loft and field shelter. The beautifully maintained garden has pristine lawns, bursting shrub borders, mature trees and paved terracing and pathways. The star of the show is the impressive walled garden to the east, providing further lawns, colourful border flowerbeds, a summer house, a large greenhouse and a vegetable garden. The property includes rolling fields and paddocks.

Location

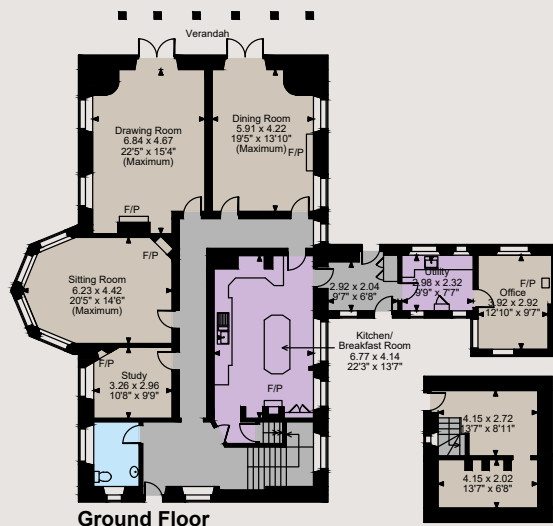
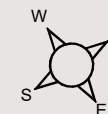
The property lies in a secluded rural position, affording incredible views of the gorgeous countryside. The communities and villages of Evancoyd and Evenjobb are close by, and about four miles away is wonderful Presteigne; which is full of character, with some superb independent shops, cafes and restaurants lining the narrow streets. There is a brilliant deli, an excellent butchers and a wonderful greengrocers and fishmonger, to name but a few. There is state education options through Prestiegn, Wigmore and Knighton with private sector offerings at Lucton School and Moor Park. Ludlow and Leominster are on the main trainline, Cardiff to Manchester. The A44 provides good connection to the national road network.



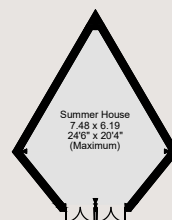
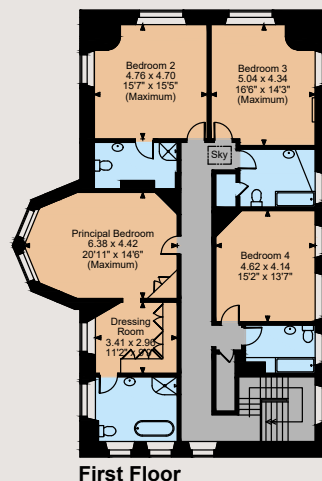




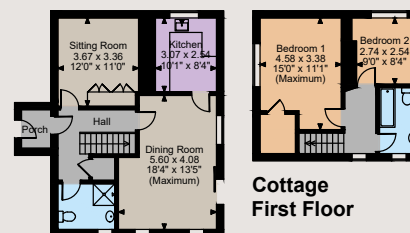
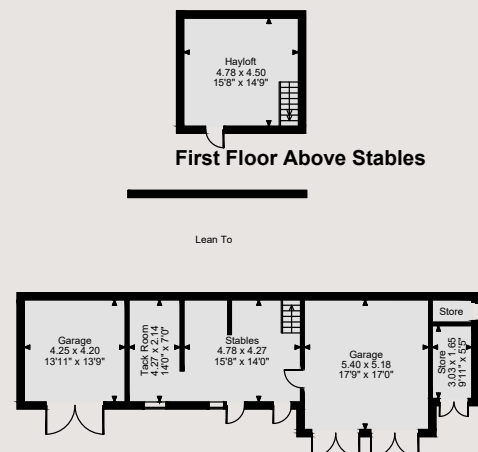
The Old Vicarage, Evancoyd, Presteigne, Powys
Main House internal area 4,081 sq ft (379 sq m)
The Cottage internal area 1,034 sq ft (96 sq m)
Garages internal area 493 sq ft (46 sq m)



Cellar



First Floor Above Stables



Cottage Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3words///cobbled.prefix.inventors

General

Local Authority: Powys

Services: The Old Vicarage; Mains electricity and water, private drainage. Oil fired central heating. The Cottage; Mains electricity and water, private drainage, air source heat pump and p.v. solar panels. The private drainage may not comply with current regulation.

Council Tax: The Old Vicarage - Band G, Cottage - Band D

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Other items may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £1,250,000

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