



Woodgate Farm

Cascob, Presteigne, Powys

A detached 4 bedroom equestrian property with stabling and 5.76 acres located in the small rural village of Cascob

A detached family home, sensitively combining quality fixtures and fittings and elegant neutral décor with period features including exposed beams, surrounded by idyllic riding country, within easy reach of local amenities and with further easily-accessible facilities available in both Wales and England



**2-3
RECEPTION
ROOMS**



4 BEDROOMS



2 BATHROOMS



**EXTENSIVE
GARAGING &
STABLE BLOCK**



5.76 ACRES



FREEHOLD



**RURAL
VILLAGE**



2,102 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Woodgate Farm is a traditional stone-build with a modern extension which is distinguished by its weatherboard covering, offering 2,102 sq ft of light-filled, flexible accommodation arranged in an L-shape over two floors. Designed to provide an elegant and practical family and entertaining space that maximises the beautiful views, the property has been completely updated and benefits from: new plumbing, heating, electrics, soil pipes, insulated flooring, extension, roofing, barn, fencing etc.

Featuring a wealth of exposed wooden flooring throughout, the ground floor accommodation flows from a timber-framed entrance porch, opening into a dual aspect kitchen/dining room. The kitchen has a range of modern wall and base units, a breakfast bar, complementary worktops and modern integrated appliances. It opens into a dining area with feature exposed stone walling, space for a sizeable table and a door to a split-level inner hall. This hall gives access to a triple aspect sitting room with a fireplace with woodburner, fitted shelving and full-height glazing

incorporating French doors to the garden, a study and a fitted utility room with a Belfast sink, en suite cloakroom with fitted storage and garden access.

Stairs rise from the hall to a split-level landing. The first floor houses a part-vaulted dual aspect principal bedroom, three further double bedrooms, one of which is currently used as a music room, together with modern family bath and shower rooms and a walk-in store.

Outside

The property is approached through double six-bar gates over a gravelled driveway providing private parking and giving access to a new two-storey store/garage with electricity, Wi-Fi, water and internal stairs rising to a vaulted first floor store, suitable for a variety of uses. The driveway continues past the house to a five-bar gate, opening to a newly-roofed, concrete-floored stable block with three loose boxes, a store, water, electrics and hardstanding. The well-maintained formal garden is laid mainly to lawn bordered by well-stocked flower and shrub beds.



It features numerous seating areas, a garden pond, a vegetable garden with raised beds and gravelled and decked terraces, the whole ideal for entertaining and al fresco dining and enjoying views over the property's remaining acreage and the rolling countryside beyond.

Featuring a smart lighting system throughout and with more than 300 newly-planted native trees, the paddocks are stock-fenced and provide automatically-fed water in every field. Careful planning has ensured safe areas for livestock with gates and stock fencing. New concrete flooring and roofing in the stable. Of particular note are the excellent riding paths from the doorstep.

Location

The small Powys village of Cascob sits in a valley to the west of Presteigne, surrounded by stunning countryside. From Woodgate Farm you are able to walk directly out of the gates into Radnor Forest, where you can join the British Horse Society 100 mile long distance track and the hundreds of miles of tracks through Radnor forest which are excellent

for hacking, walking and mountain biking. The Welsh border town of Presteigne is full of character and offers independent shopping including several convenience stores, a delicatessen, family butcher, greengrocer, monthly market, cafés, restaurants, a Post Office, leisure centre, museum and primary and secondary schooling.

Larger supermarkets and more extensive amenities can be found in both Wales and England, including in Kington, Knighton, Leominster, Ludlow, Llandrindod Wells and Hereford.

Transportation links are excellent: Knighton station (7.5 miles) offers services to major regional centres and links to London, and local B roads including the B4356/4357 give access to the network of A roads and motorways.

Directions

Post Code LD8 2NT

what3words: ///fatigued.lease.polite - brings you to the property

Distances

- Cascob 0.6 miles
- Presteigne 6.9 miles
- Knighton 8.1 miles
- Kington 10.6 miles
- Leominster 20.3 miles
- Ludlow 24.6 miles

Nearby Stations

- Knighton

Key Locations

- Stokesay Castle
- The Spaceguard Centre
- Ludlow Castle
- Small Breeds Farm Park & Owl Centre
- The Judge's Lodgings
- Offa's Dyke Path
- Elan Valley

Nearby Schools

- Lucton
- Moor Park
- Hereford Cathedral





The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Floorplans

House internal area 2,102 sq ft (195 sq m)
 Garage internal area 1,405 sq ft (131 sq m)
 Store and stables internal area 570 sq ft (53 sq m)
 Total internal area 4,077 sq ft (379 sq m)
 For identification purposes only.

General

Local Authority: Powys County Council

Services: Mains electricity and water. Septic tank drainage that we understand complies with current regulations. Central heating by oil or HVO.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: F

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



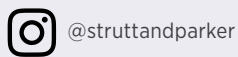
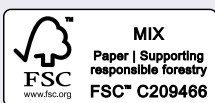
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