



The Old Grove, Presteigne, Herefordshire

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The Old Grove, Ford Street, Presteigne, Herefordshire LD8 2LN

Wonderful character and charm, with stylish quirks; matching the persona of the brilliantly eclectic market town it occupies

Leominster 12 miles, Ludlow 16 miles, Hay on Wye 19 miles, Hereford 24 miles, M50 Motorway 37 miles, Worcester and M5 Motorway 40 miles, Cheltenham 58 miles, Cardiff 80 miles

Reception hall | Drawing room | Sitting room
Study/bedroom 6 | Kitchen/breakfast room
Utility | Principal bedroom with en suite dressing room/cloakroom | 4 Additional bedrooms
Family bathroom | 2 Shower rooms | Garden
Outbuilding | EPC rating G

The property

The Old Grove is a unique property with some wonderful quirks. It is generous inside, with over 2800 sqft/260 sqm, and good flexibility and an appealing flow to this accommodation. Traditional details such as architraves, flagstones, plasterwork and architectural joinery boast character and are apparent throughout. The property has been preserved well, and modernised in parts over time by the current owners, for whom this has been a much loved family home for over 30 years.

Three staircases provide an ability to divide the accommodation for when guests stay, or indeed to offer a self-contained apartment to one wing of the house; ideal for family members and/or earning potential (subject to any necessary planning permissions). The ground floor layout supports this flexibility of use with a separate entrance, kitchenette, 2 bedrooms and shower room to this end of the house - one of these bedrooms has a rather special barrelled ceiling! The main rooms to the ground floor have lots of natural light and connect easily from the central entrance hall. Drawing room and sitting

room are lovely rooms and can be opened up, or separated, via large internal doors.

The heart of the home is the open plan kitchen which extends into the gardens, and gives good access points. This room is a brilliant everyday living space with dining area and sitting area. An adjacent utility is very useful. The study is off the back hall, and connects to the gardens. This could be a ground floor bedroom.

To the first floor are five bedrooms - four are good doubles and the fifth is a single - served by two bathrooms. All accessed by stairs at either end of the house.

Outside

The property benefits from a quiet, private setting, surrounded by countryside, approached via a driveway with ample parking. The established garden wraps around the property, with stone and brick walls and a range of mature hedging and tall trees providing privacy and division, creating various rooms. There is also a large log store, a useful outbuilding with double doors and a paved sun terrace; which can be easily accessed from the kitchen.

Location

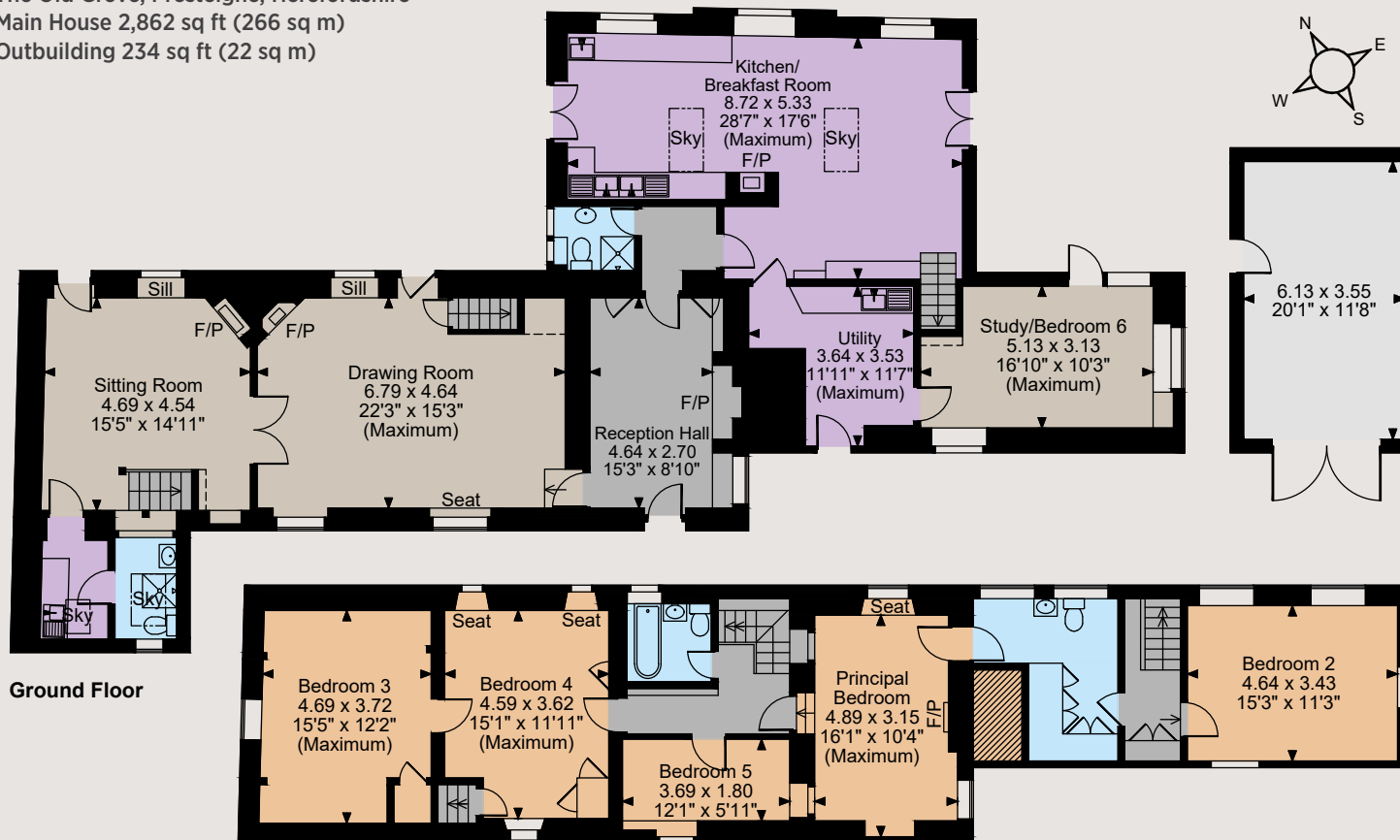
Presteigne sits on the border of Herefordshire and Powys. The Old Grove is only a short walk into the centre of town, and surrounding countryside alike - which is a stunning, verdant landscape. Presteigne is a charming, attractive and eclectic market town with a wonderful community feel and some superb amenities. Independent shops offer an art gallery, deli, bakers, butchers, greengrocers, fishmongers, cafes, pubs and 3 excellent restaurants to name a few. There is also a leisure centre, chemist, and medical centre. Larger supermarkets and further shopping can be found in Ludlow, Leominster and Hereford. These are also on the main train line Manchester to Cardiff which has connections to Birmingham and London, and the national road network.

State schooling is available at Presteigne Primary School, and Wigmore School for secondary. Private schools close by include Lucton, Moor Park and Bedstone.





The Old Grove, Presteigne, Herefordshire
Main House 2,862 sq ft (266 sq m)
Outbuilding 234 sq ft (22 sq m)



Ground Floor

First Floor

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

□ □ □ □ Denotes restricted head height

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Directions

In Presteigne, turn on to Broad Street and drive down towards Ford Street. Continue past the church on the left, over the bridge and the property is the 2nd on the right.
What3words/// lung.woke.lotteries

General

Local Authority: Herefordshire

Services: Mains electric, gas and water. Private drainage which may not comply with current regulations. Flogas central heating. Superfast broadband available.

Council Tax: Band F

Fixtures and Fittings: Only 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, easements and rights of way: 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: £600,000

Ludlow

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