



# Clatterbrune Farmhouse

Presteigne, Powys



## A beautiful Georgian five bedroom farmhouse with a detached barn on the fringes of Presteigne

An impressive family home, sensitively restored to combine modern amenities with many original features including sash and casement glazing and original fireplaces creating an ideal family and entertaining space



**5 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE & GARDEN**



**BARN WITH STUDIOS AND ANNEXE**



**FREEHOLD**



**EDGE OF TOWN**



**4,247 SQ FT**



**GUIDE PRICE  
£975,000**



### The property

Clatterbrune Farmhouse is an attractive red brick and part-rendered double-fronted period property offering almost 2,600 sq ft of light-filled flexible accommodation arranged over three floors. Configured to provide an ideal family and entertaining space, sensitively combining modern amenities and neutral décor with character features, the accommodation flows from a welcoming wooden floored reception hall. It comprises a south-facing, front aspect snug with feature open fireplace flanked on each side by bespoke storage, a front aspect sitting room with feature fireplace with woodburning stove and a large central flagstone-floored dining room with a feature open fireplace and French doors to the garden. The ground floor accommodation is completed by a spacious dual aspect kitchen/breakfast room with wooden floor, larder, a range of wall and base units, wooden worktops, modern integrated appliances, a door to the garden and a useful neighbouring fitted utility room with Belfast sink and an en suite cloakroom and cupboard. There is also a spacious cellar with fitted shelving.

On the first floor the property provides a spacious dual aspect vaulted principal bedroom with en suite bathroom and neighbouring dressing room, three further double bedrooms, one with feature fireplace, and a family bathroom. The property's remaining double bedroom can be found on the second floor.

### Outside

Having plenty of kerb appeal, the property is accessed via a shared driveway—owned by the property itself—which provides private parking. The handsomely converted barn provides two large office/studio spaces, a double garage, stables and a two-storey dwelling. The ground floor of this dwelling contains an open plan kitchen and sitting room with French doors to the garden, a fitted utility room and cloakroom. Stairs rise to a first-floor bedroom with an en suite bathroom.

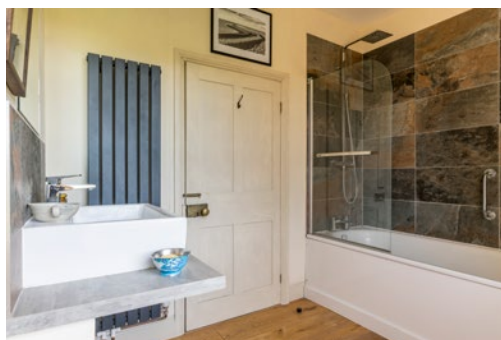




The generous part-walled garden contains well-stocked flower beds, large ornamental pool and mature specimen trees. It features numerous seating areas, a vegetable garden with potting shed, greenhouse, summer house and paved terraces. The whole is screened by mature hedging and is ideal for entertaining and al fresco dining.

### Location

The property is located on the edge of Presteigne, twice voted The Sunday Times' best place to live, it is full of character and has a plethora of independent shops including a delicatessen, butcher, greengrocer, fishmonger, Farmers' market, cafés, restaurants, Post Office, leisure centre, museum and primary and secondary schools, surrounded by beautiful rolling countryside with excellent walking, cycling and riding routes. Larger supermarkets and other amenities can be found within easy reach in Kington, Knighton, Leominster, Ludlow, Llandrindod Wells and Hereford.



### Distances

- B4362 (Presteigne Road) 0.1 mile
- Kington 6.5 miles
- Knighton 7.3 miles
- Leominster 13.5 miles
- Ludlow 19.8 miles
- Llandrindod Wells 22.4 miles
- Hereford 22.6 miles
- Birmingham International Airport 69.4 miles

- Clun Castle
- Shropshire Hills Discovery Centre
- Offa's Dyke Path
- Mortimer Forest
- Presteigne Annual Festival
- Sidney Nolan Foundation
- Ludlow Food Centre & Berrington Hall
- Shrewsbury Castle and Museum

### Nearby Stations

- Knighton
- Leominster

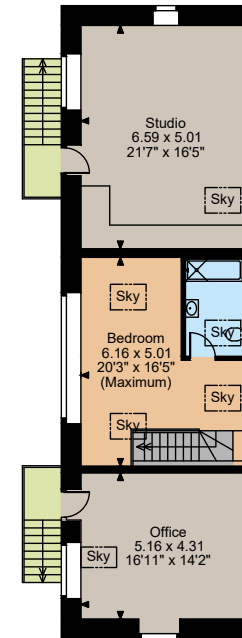
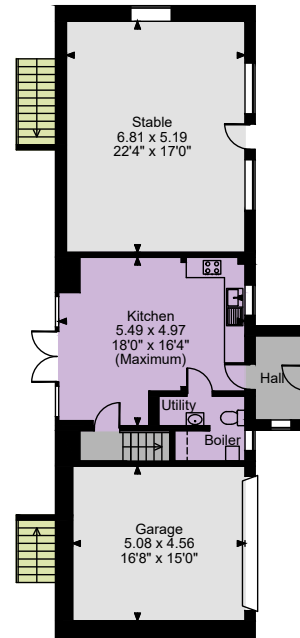
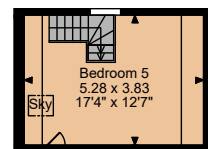
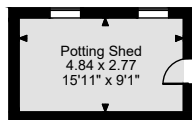
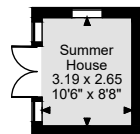
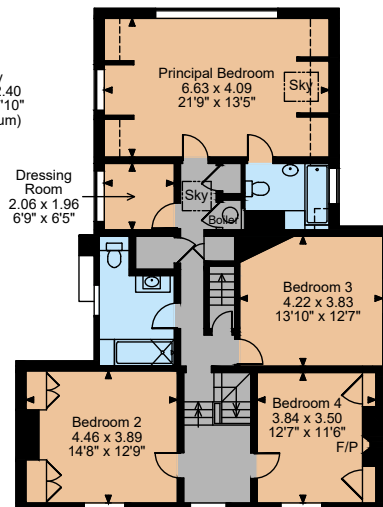
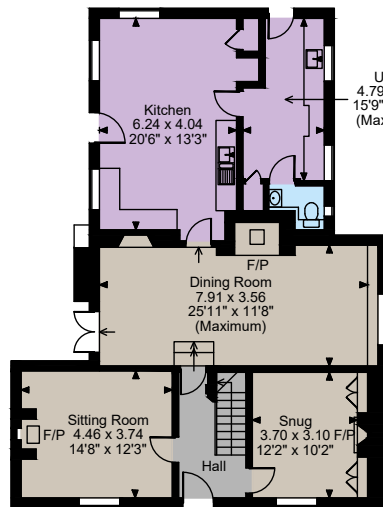
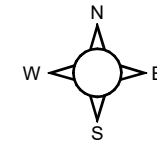
### Key Locations

- Stokesay Castle
- Ludlow Castle
- The Judges' Lodging Museum
- Acton Scott Historic Working Farm

### Nearby Schools

- Lucton
- Moor Park
- Presteigne Primary and Secondary Schools





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

Main house internal area 2,572 sq ft (239 sq m)  
 Barn internal area 1,675 sq ft (156 sq m)  
 For identification purposes only.

## Directions

Post Code LD8 2LB  
 what3words: ///fuzz.expose.resists

## General

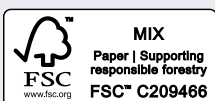
**Local Authority:** Powys County Council  
**Services:** Mains gas, electricity, water and drainage.  
 Gas-fired central heating.  
**Council Tax:** House Band G  
**EPC Rating:** D  
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale.  
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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