



2, Court House Barns, Presteigne, LD8 2NT  
Offers Over £350,000

COBB  
AMOS  
SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

# 2 Court House Barns

## Presteigne

If you are looking for a unique and beautiful home in a peaceful and rural location then look no further as this is the perfect home for you. This Grade II Listed barn conversion is presented to a very high standard and offers wonderful accommodation with original features throughout and sits in a unique and exclusive development of four other barns. This property is a MUST VIEW.

- Barn conversion
- Exposed oak and stone walls
- Three bedrooms, two bathrooms
- Open plan living area
- Tri-fold doors to enclose rear garden
- Rural valley position in Welsh Marches

### Material Information

Offers Over £350,000

Tenure: Freehold

Local Authority: Powys

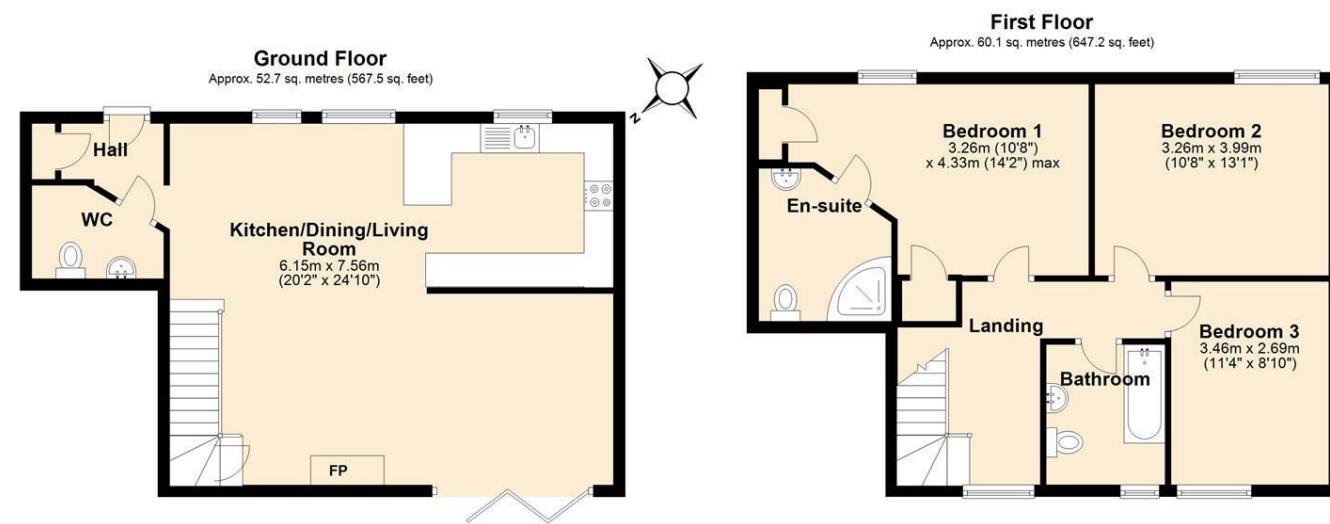
Council Tax: E

EPC: (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

ENERGY PERFORMANCE  
CERTIFICATE NOT  
REQUIRED ON LISTED  
BUILDINGS

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 112.9 sq. metres (1214.7 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

**2 court House barns**

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Nestled in the picturesque village of Cascob, Presteigne, Court House Barns presents a charming opportunity for those seeking a tranquil countryside retreat. This mid-terrace Grade II Listed barn conversion boasts a high-quality finish, offering a blend of modern comfort and rustic charm. It features a spacious open-plan ground floor, ideal for both relaxing evenings and entertaining guests. The rural location ensures peace and quiet, perfect for those looking to escape the hustle and bustle of city life. Convenience is key with parking available for two vehicles, making trips to nearby amenities or exploring the beautiful surrounding countryside a breeze. Whether you're looking for a permanent residence or a weekend getaway, Court House Barns offers a unique opportunity to own a piece of history in a stunning setting.

The accommodation comprises: entrance hall, open plan living/dining and kitchen, ground floor WC, three bedrooms, one with ensuite shower and bathroom.

## Property description

The front oak door opens into the entrance area, with ground floor WC and storage cupboard, which leads into the open plan ground floor accommodation with engineered oak flooring, Dofre wood-burning stove and oak beams. The kitchen/dining/living room is a bright and open space with a tri-fold oak doors leading out onto to the rear patio and overlooks the garden. The kitchen area has a range of wall and base units, built in appliances and a breakfast bar with a picture window to the front. There is ample space for a large table and chairs and is the perfect room for socialising.

On the first floor the landing has doors leading to the bedrooms and the bathroom. The main bedroom is a double bedroom with vaulted ceiling, with an ensuite shower room with a white suite and some built in storage. There are two further bedrooms, with one being used as a home office/music room which have exposed oak beam and the same high ceilings as the main bedroom. The bathroom has been finished to a high standard with exposed beams, tiled flooring and walls and a white suite with a shower over the bath and a vanity sink and storage.

## Gardens and parking

Approached via a private driveway with the bridge passing over the brook that runs the side of the property and then leads to the top where there is allocated parking for two cars. To the front of the property the paved path leads from the drive up to the front door, there is a lawned across the front planted with a range of different bulbs such as daffodils. To the rear of the property the area is mainly laid to lawn with a patio area off the living room and then a mature flower bed to the top with a wealth of shrubs and flowers. There is a storage shed to the side and at the top of the garden there is a gate leading to the parking area.

## Location

Nestled in the hills of Mid Wales located in the old county of Radnorshire, the area is largely unspoilt and perfect for walkers, cyclists, horse riders and offers a wide range of pursuits enjoying the surrounding countryside directly from your front door. The whole of Mid Wales is noted for its areas of natural beauty such as the Wye Valley, Elan Valley and Cambrian hills, renowned amongst the walking, riding and fishing fraternity. The Royal Welsh Showground near Builth Wells hosts numerous events throughout the year attracting thousands of visitors to the area, with cultural and sporting events at Llanwrtyd Wells. Nearby Presteigne is charming historic town which has an award winning Judges Lodgings Museum which has been featured on the television. The town offers a range of amenities to include shops, deli, health care, schools, restaurants, pharmacy, post office and public houses. Presteigne has been the county town of Radnorshire hosting two festivals, the originally named Sheep Music Festival and Presteigne Festival of Music and Arts, attracting some well known composers. There is a regular bus service within Presteigne and the nearby market towns of Knighton, 7 miles, with the train station on the Heart of Wales line running from Shrewsbury to Swansea, Leominster and Ludlow, 18 miles, all offer a wide range of further amenities.

## Services

We are advised the property has mains electricity and water, LPG gas heating and drainage to a shared treatment plant. Powys council tax band E

## Agents notes

We are advised the property is being sold as a FREEHOLD. Buyers are also advised there is a management fee of £30 per month that contributes towards the maintenance of the driveway etc. Buyers are also advised the barn is attached to its neighbour in the middle of a row of three conversions.

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

From Knighton, travelling on the B4357 and continue until you reach the cross roads at Maes-Treyllow. When you reach the crossroads, turn right signposted for Cascob. After approx. 1.6 miles the drive for Court House Barns is on your right hand side. Turn right onto the drive, pass over the bridge. Number 2 is the middle barn on your left and parking is available at the end of the row on the left.

