



Red House, Broad Street, Presteigne

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BNP PARIBAS GROUP



# The Red House, Broad Street, Presteigne LD8 2AD

A striking townhouse in the centre of wonderful Presteigne

Ludlow 19 miles, Hay on Wye 20 miles, Hereford 23 miles, Brecon 34 miles, M50 Motorway 38 miles, Cheltenham 62 miles, Cardiff 70 miles

Hall | Dining room | Sitting room | Sitting/family room | Study | Kitchen/breakfast room  
6 Bedrooms | 3 Bathrooms | Cellar | Cloakroom  
Laundry | Outbuilding with utility | Garden  
EPC rating E

## The property

The Red House is a handsome Grade II listed property that provides almost 5500 sq. ft of elegant accommodation arranged over three floors. The property retains several original details and features large rooms with high ceilings, making for a thoroughly impressive family home. The accommodation features timber panelling, ornate cornicing, original fireplaces. The welcoming reception hall has a fireplace fitted with a woodburning stove and a stunning wide turned staircase. There is a spacious formal sitting room with a bay window to the front, with folding doors connecting to the dining room, which has French doors opening onto the splendid garden. The kitchen and has stripped oak floorboards, a butler sink and a dual fuel Aga, and French doors to the garden. Adjacent to kitchen and sitting room is room that can be used as snug, family room or as larder and pantry. A cloakroom is off the back hall, and there is also a useful cellar.

On the first floor there is a further sitting/family room and a study, with the principal bedroom benefitting from a Jack and Jill entrance to one of the family bathrooms. Another double bedroom (which can be used as a dressing room to the main bedroom) completes this floor. The second floor has a further three generous double bedrooms, as well as two further family bathrooms.

## Outside

The property opens to the front onto Broad Street, where parking is available in bays along the length of the road. To the rear there is a highly attractive south-facing walled garden, with paved terracing and a level lawn. To the side of the garden, a brick-built outbuilding provides a utility room and two storage rooms. A gate at the end of the garden provides access to Harper's Lane, where further parking is available.

## Location

Presteigne sits on the border of Herefordshire and Powys amongst some simply superb countryside. The Red House occupies a central position in the town.

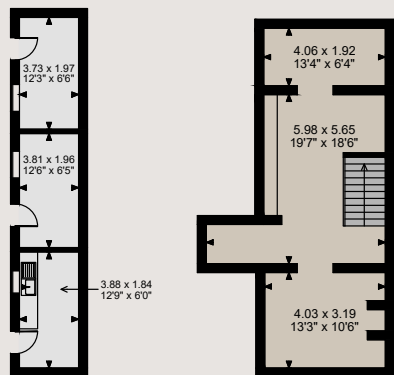
Presteigne is a charming, attractive and eclectic market town with a wonderful community feel and some superb amenities. Independent shops offer an art gallery, deli, bakers, butchers, greengrocers, fishmongers, cafes, pubs and 3 excellent restaurants to name a few. There is also a leisure centre, chemist, 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. The M50 at Ross on Wye provides excellent access to the national motorway network. State schooling is available at Presteigne Primary School, and Wigmore School for secondary. Private schools close by include Lucton, Moor Park and Bedstone.





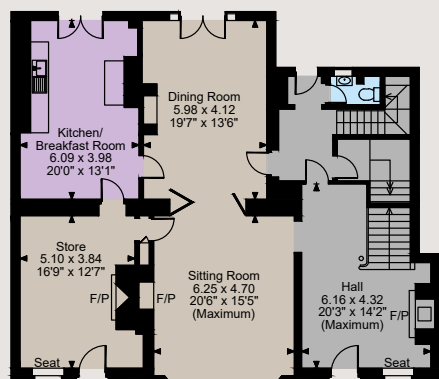


**The Red House, Broad Street, Presteigne**  
Main House internal area 5,251 sq ft (488 sq m)  
Outbuilding internal area 249 sq ft (23 sq m)

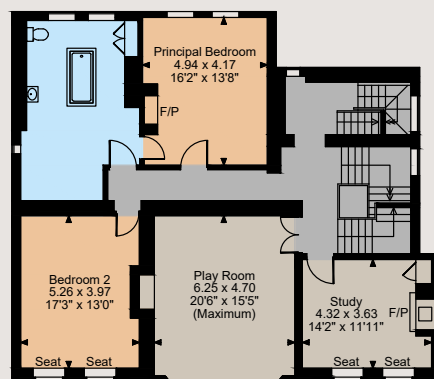


**Outbuilding**

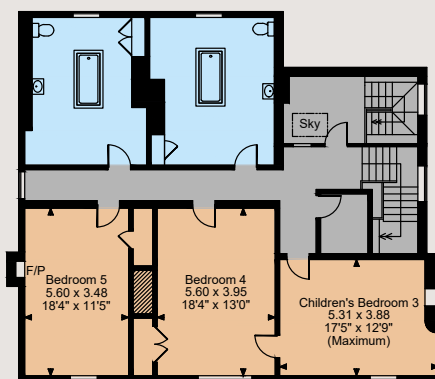
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

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

On arriving in Presteigne proceed onto Broad Street and you will find the property on your right-hand side.

Use What3words: dynamic.spines.soonest

## General

**Local Authority:** Powys

**Services:** All mains services are connected.  
Superfast broadband available

**Council Tax:** Band H

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

**Guide price:** £695,000

## Shropshire

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

**01584 873711**

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