



Moor House, Kinnerton, Presteigne, Powys, LD8 2PD

Guide Price Guide Price £875,000

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Moor House is situated just outside the village of Kinnerton amidst glorious open countryside. The market Town of Presteigne is just five miles distant which has an excellent range of local facilities.

Approached from the road a private driveway sweeps up to the property and to the rear where there is an extensive driveway providing ample parking and turning space. In an elevated position, set in just over 3 acres Moor House enjoys stunning views to the surrounding countryside.



Walk Inside

The main entrance door opens to the impressive Reception Hall with solid oak flooring, vaulted ceiling, storage cupboard off and staircase rising to the first floor.

The formal Dining Room has a feature fireplace and far reaching views out of triple aspect windows. There is a useful Study with window overlooking the rear gardens.

The spacious Country Kitchen has a solid oak floor and is appointed with range of solid wooden units with granite work surfaces. Integrated dishwasher integrated electric oven and ceramic hob with extractor over. Integrated fridge and oil fired Aga. Windows overlook the rear, and a side window provides further views. Double doors open to a light and airy Reception Room with solid oak floor, large bay window to front and French doors opening to the side terrace.



Off the rear Hall is a useful Utility Room with fitted base units, inset sink, plumbing for washing machine and wall mounted oil fired central heating boiler. There is a downstairs Cloakroom and a door opening to the rear.

On the first floor is a superb Galleried Landing which has access to the large roof space, this offers further potential for conversion subject to the necessary permissions.

All of the Bedrooms enjoys stunning views to the surrounding countryside. Bedroom One has built in double wardrobes and an En Suite Shower Room. Bedrooms Two, Three & Four are all large doubles with built in storage. The spacious family bathroom is well appointed.

Set in just over three acres with formal gardens surrounding the property and small paddock areas. Moor House is available with no upward chain and viewing is highly recommended.



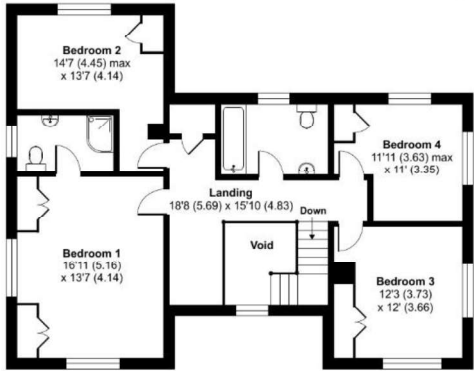




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Approximate Area = 2176 sq ft / 202.2 sq m (excludes void)

For identification only - Not to scale



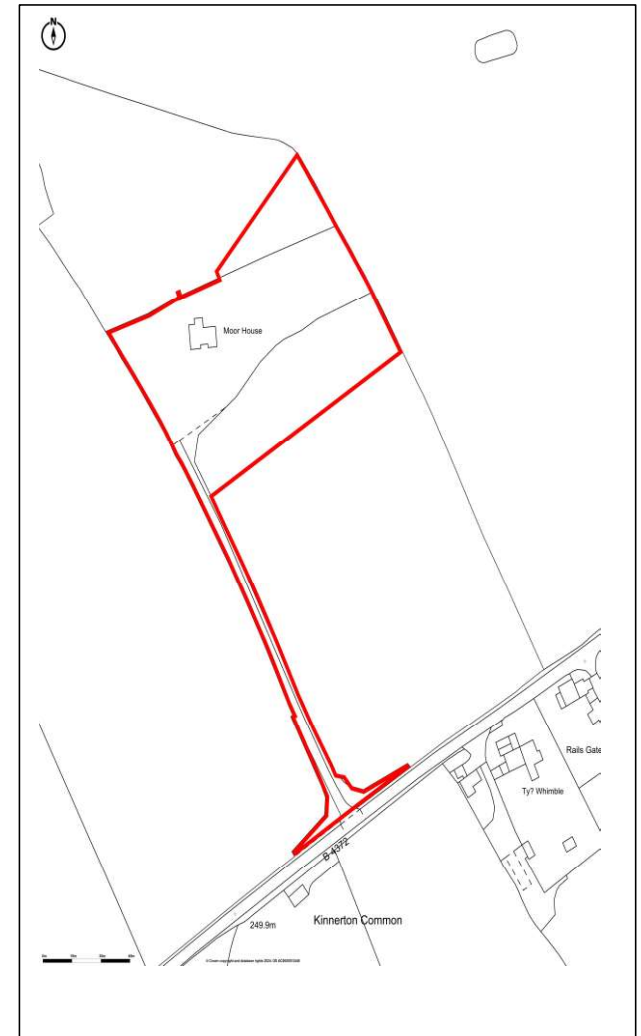
FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with BICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for McCartneys. REF: 1201332



General

SERVICES: Mains electricity and water are connected to the property. Private drainage to a septic tank. Fibre broadband.

HEATING: Oil fired central heating.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band F.

TENURE: We are informed that the property is of freehold Tenure.

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

VIEWING: By appointment through selling agents – McCartneys LLP: 01584 8721531 Opening Hours: Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am – 12 noon.

Directions: From Presteigne take the B4356, go through Discoed and then take the left hand turn on to the B4357. Before you reach the village of Kinnerton Moor House is located on the right hand side, look out for the private drive on the right hand side, the property is elevated above the road.

REFERRAL FEES:

McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Details Last Updated: Friday, 25 October 2024

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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MCCARTNEYS LLP

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