



**18 Caenbrook Meadow, Presteigne, LD8 2NE**

**Offers in the region of £260,000**



## 18 Caenbrook Meadow, Presteigne, LD8 2NE

A well maintained, semi-detached house offering 3 bedrooms, 2 reception rooms, a generously-sized rear garden, ample off road parking, further potential to extend (STPP) and is positioned with a popular cul-de-sac towards the edge of Presteigne.

- Semi-Detached House
- Well Maintained Accommodation
- Potential to Extend (Subject to Planning Permissions)
- Approx. 1/4 of a Mile from Town Centre Facilities
- 3 Bedrooms
- Ample off Road Parking
- Popular, Sought-After Cul-De-Sac
- 2 Reception Rooms
- Generously-Sized, West-Facing Rear Garden
- Edge of Town Position

### The Property

Introducing No.18 Caenbrook Meadow, which is a well maintained, 3 bedroom, semi-detached house situated in a quiet and sought after cul-de-sac towards the fringes of the popular market town of Presteigne (Llanandras), close to the Welsh/English border, which in 2025 was once again named as one of the best small towns to live in by The Sunday Times.

Originally built circa 1980's, No.18 Caenbrook Meadow has been carefully looked after by the current owner over many years, including the addition of UPVC double glazed windows and external doors and now offers a fantastic opportunity for a new owner to personalise to their own taste. The property also presents the exciting opportunity to potentially increase its footprint further by way of a side extension, similar to neighbouring properties and subject to all necessary permissions.

Inside, the accommodation spans across 2 floors and is made up of an entrance hall, spacious living room with a feature fireplace, separate dining room with patio doors leading out to the rear garden, kitchen and a useful ground floor WC. The kitchen houses the 'Worcester' boiler and has a handy larder cupboard and access into the understair storage. Upstairs, a landing area gives way to the shower room and the 3 bedrooms, 2 of which are comfortable doubles, while the third bedroom lends itself well as a nursery or a study. From the first floor, distant countryside views to the rear are on offer.

Outside, the property enjoys a generous plot, with a gravelled driveway to the front

providing ample off road parking. A side wooden gate allows access to the west-facing rear garden, which is mainly laid to lawn and complemented by well stocked, planted borders, fenced boundaries and a paved patio area, perfect for relaxing or entertaining during the warmer months. The garden also enjoys a pleasant outlook across neighbouring properties towards the distant woodland/countryside.

Location-wise, No.18 Caenbrook Meadow offers the best of both town and country living and is conveniently situated approximately 1/4 of a mile from the vibrant town centre with its many independently owned shops and facilities, while in contrast and within a few minutes walk, you will find yourself roaming along quiet country lanes surrounded by fields and enjoying views across the rolling hills.

Overall, No.18 Caenbrook Meadow could be an ideal dwelling for a variety of buyer types including first time buyers, young families seeking additional space or downsizing purchasers looking to be closer to the town centre facilities.

### The Town

Presteigne sits alongside the River Lugg, at the corner of the three counties of Shropshire, Herefordshire and Powys, within a short drive to Hay-On-Wye, Hereford, Ludlow and Shrewsbury, surrounded by beautiful, unspoilt countryside, perfect for walking and cycle rides. Just to the west are Radnor Forest and Offa's Dyke. Go slightly south west and you can browse the book shops of Hay-On-Wye, and to the east you can sample the renowned culinary delights of Ludlow. Hereford, with

its Cathedral, is 26 miles away and in between there are activities and places to visit to satisfy a whole variety of tastes. The High Street, most unusually these days, has a good range of individual shops, restaurants, pubs, hotel and services. Throughout the year the senses are served with a range of musical and arts based events. The Presteigne Music Festival is a prestigious and internationally renowned regular event and throughout the year other musical events provide a rich and eclectic menu. There is a calendar of high quality art exhibitions throughout the year, whilst the Church of St Andrew's permanently houses its own treasure, a 16th century Flemish Tapestry.

The Judge's Lodging museum, a Georgian Court House complete with cells, courtroom and living quarters, has been classed as Britain's Best Hidden Gem. The town is home to educational facilities to suit all ages, Presteigne Primary School is under a mile away and the newly reformed John Beddoes Campus provides secondary education up to GCSE level, acting as a campus of Newtown High School. Sports clubs in the area are renowned after various successes across Wales, including Presteigne Saint Andrew's Football Club, Presteigne Bowling Club, Cricket Club and a ladies Hockey Team.

Further educational facilities are available within the area, which include many highly regarded private primary and secondary schools including Hereford Cathedral School, Lucton School just outside Leominster, Moor Park just outside Ludlow and Christ College in Brecon. There are 6 separate colleges including Newtown College, Hereford College



of Arts, Herefordshire & Ludlow College, The National School of Blacksmithing (the oldest established Blacksmithing college in the UK), Hereford Sixth Form College and The Royal National College for the Blind, which is one of the top colleges in Europe for blind and visually impaired students.

#### Services

We are informed the property is connected to all mains services.

#### Heating

The property has the benefit of gas fired central heating.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Powys County Council - Band D.

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

#### Nearest Towns/Cities

Kington - Approximately 7 miles

Knighton - Approximately - 7 miles

Leominster - Approximately - 14 miles

Ludlow - Approximately - 19 miles

Llandrindod Wells - Approximately - 21 miles

Hereford - Approximately - 22 miles

#### What3words

///outdoor.cheer.tonal

#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### Consumer Protection

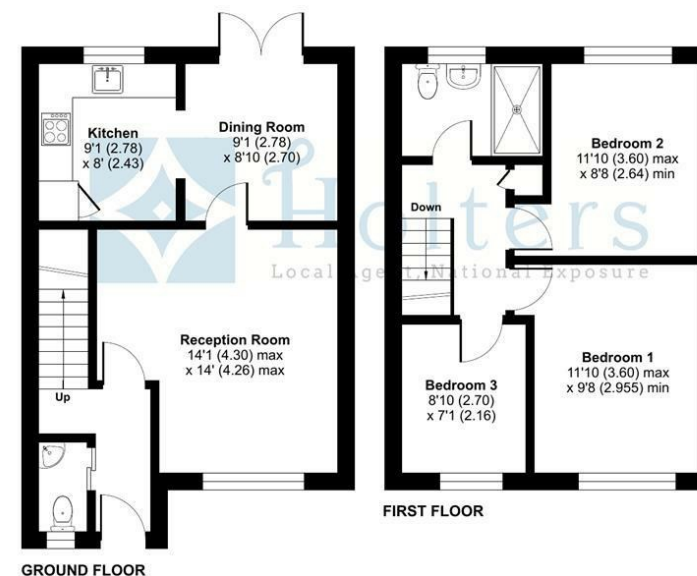
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## Caenbrook Meadow, Presteigne, LD8

Approximate Area = 844 sq ft / 78.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Holters Estate Agents. REF: 1431800

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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