



MARK WIGGIN  
ESTATE AGENTS



St. Davids House  
St. Davids Street, Presteigne, LD8 2BP

# A magnificent Grade II listed townhouse boasting impressive accommodation with beautiful gardens and grounds.

◆  
Leominster 14.3 miles, Ludlow 19.3 miles, Hereford 23.6 miles  
◆

Entrance hall | Drawing room | Dining room | Sitting room | Kitchen | Scullery | Cloakroom | Cellar | Main bedroom with dressing room and en-suite bathroom | Three further bedrooms | Dressing room | Family bathroom | Large attic space | Gardens | Kitchen garden | Garage | Parking | EPC: Exempt

## The Property

St. Davids House is a fine example of a wonderful period townhouse boasting a wealth of character throughout. The property originally dates back to the 15th century with 17th and 19th century additions. The property is situated within the heart of the vibrant town of Presteigne and within walking distance of all the day-to-day amenities required yet retains a private and peaceful location.

Upon entering the property through the grand front door, you are welcomed to a spacious entrance hall with wonderful original flagstones. The reception rooms boasts tremendous period features including sash windows, great ceiling heights, delightful traditional radiators, original wooden flooring and

much more. The dining room has beautiful panelling throughout and a fireplace with a gas burning stove. The drawing room boasts a glorious double aspect with views of the gardens. The sitting room is a wonderfully light room with full length sash windows and has a stone inglenook fireplace housing a wood burning stove. An external door leads access to the gardens from the sitting room. There is a cloakroom adjacent. The kitchen is fully fitted with bespoke wooden units and has integrated appliances including a traditional AGA, a gas hob and dishwasher. Adjacent is the scullery, offering further units providing ample storage and giving access to the gardens. There is beautiful quarry tiling in the scullery.

with an open fireplace and a double aspect. There is a spacious dressing room adjacent and an en-suite bathroom and shower room. There are three further bedrooms and a further dressing room. Both of the dressing rooms could be used as further bedrooms/bathrooms if required. There is tremendous attic space which also could be converted into bedrooms if required (subject to the necessary consents).

On the first floor, the main bedroom boasts superb proportions





## Outside

The gardens and grounds at St. Davids House extend to around 0.5 of an acre in total. The gardens are beautifully landscaped and are a stunning feature. They are mainly laid to lawn with some exceptionally well-stocked borders throughout. There are also mature trees interspersed within the grounds. There is a wonderful kitchen garden with raised beds and a greenhouse. There is a patio area ideal for seasonal al-fresco dining and entertaining. There is a rear access from Pound Lane leading to a gravelled driveway and to the garage providing parking.

## Situation

The property sits within the heart of the pretty town of Presteigne which sits on the River Lugg, on the border of England and Wales. The town boasts a wonderful variety of historic buildings and offers all of the day-to-day amenities including traditional shops, supermarkets, cafes, pub, restaurants and much more. There is unspoilt beautiful countryside on the doorstep also providing ample walking and riding opportunities.

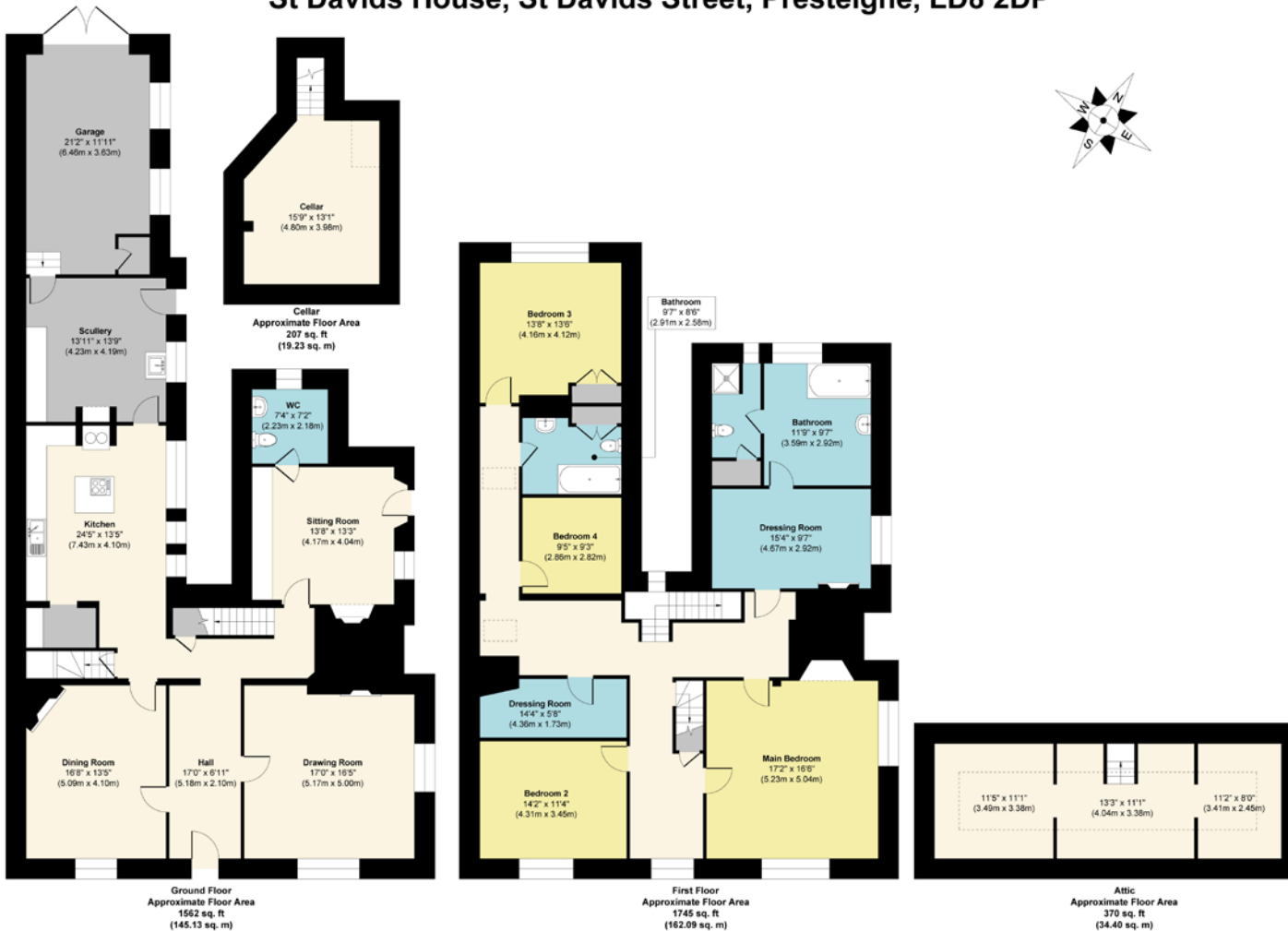
Just further afield, the cathedral city of Hereford offers a wider shopping experience. Train stations can be found at both Leominster and Hereford.

Schooling in the area is good with primary and secondary schooling in Presteigne. For the private sector, Hereford Cathedral, Lucton School and Moor Park are all notable schools and within easy reach.





# St Davids House, St Davids Street, Presteigne, LD8 2DP



**Approx. Gross Internal Floor Area**  
**Main House = 3307 sq. ft / 307.22 sq. m**  
**Cellar = 207 sq. ft / 19.23 sq. m**  
**Attic = 370 sq. ft / 34.40 sq. m**  
**Garage = 252 sq. ft / 23.45 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ©William Benton-Fife Photographer. Unauthorised reproduction prohibited.

**Directions:** Approaching Presteigne from the B4362 take the first exit at the roundabout and continue. At the junction, turn right and continue for about 0.7 of a mile and turn right, continue down here and around the corner and turn left on to St Davids Street. Find the property on your left hand side after a few yards indicated by its name plaque above the door.

What3words - ///robe.pixies.firelight

**Local Authority:** Powys County Council.

**Services:** Mains water, electricity, gas and drainage.

**Council Tax:** Band G

**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.

**Viewings:** Strictly by appointment via Mark Wiggin Estate Agents.



50 Bull Ring, Ludlow, SY8 1AB  
 01584 817977  
 ludlow@markwiggins.co.uk  
 www.markwiggins.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated July 2022. Photographs dated July 2022. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX