



SAMUEL WOOD

The Posting House, 32 High Street, Presteigne, Powys, LD8 2BE

Auction Guide £250,000



Located right in Presteigne's town centre, lies this delightful freehold Grade II listed property benefitting from substantial residential accommodation arranged over 3 floors. A shop together with a large workshop that can provide extensive garaging, home working or income potential together with gardens. Accommodation which is in need of renovation is full of character, offers spacious proportions and a multitude of potential opportunities and is for sale by auction on Thursday 16th March 2023. EPC not required due to listing.

The property is for sale by PUBLIC AUCTION on Thursday 16th March 2023 at 6pm at Luctonians Rugby Club, Mortimer Park Hereford Rd, Kingsland, Leominster HR6 9SB. JOINT AGENT JOHN AMOS & CO, LEOMINSTER

- Delightful town centre Grade II listed townhouse
- Incorporating a shop premises
- Extensive workshop / commercial premises to rear
- 5 bedroom residence arranged over 3 floors
- Garden to rear
- Full renovation project

The Posting House dates back to the 17th Century and is of historical interest being Grade II listed refronted in the Georgian period. The property enjoys a High Street position in this lovely border town and we would recommend an internal inspection to appreciate the space this property affords both inside and in its commercial sections

On the Ground Floor

the property enjoys 2 Reception Rooms with an incomplete bathroom off the smaller second reception room, an Inner Hallway which gives access to a 3 roomed Cellar, a Kitchen / Breakfast Room and a Bathroom. Also on the ground floor and externally accessed onto the High Street is the former shop which is a single room with lovely large windows onto the pavement and a small toilet facility.

On the First Floor

accessed by a large period staircase there are 4 Bedrooms, Kitchenette and Bathroom.

On the Second Floor

which opens to a landing with a small Kitchenette and 3 interconnecting rooms, one with a restricted access and a Bathroom.

Outside:

The property fronts directly onto High Street, with a driveway sitting at the side of the house leading up the side of the property to the rear where a large outbuilding can be found measuring at its widest points 20.0m x 14.0m. There are more modern add ons with this outbuilding, a partitioned office space and the original granary building which is incorporated into this and is also stone and an external W.C. A pathway leads between the house and this outbuilding to the rear where a further area of ground/garden can be found

Services:

mains electricity, mains water and mains drainage. Mains gas comes into the cellar of the property but is not connected

Local Authority:

Powys Council, Tax Band G, rateable value: £3500.00 per annum on the shop

Agents Note:

No children are permitted to view the property due to its poor condition

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please phone Andrew Cadwallader on 07974 015764

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Auction conditions:

Auction contracts will be available at the Vendors Solicitors and Agents offices for 7 days prior to the Auction.

For any enquiries of a legal nature please contact the Solicitors:

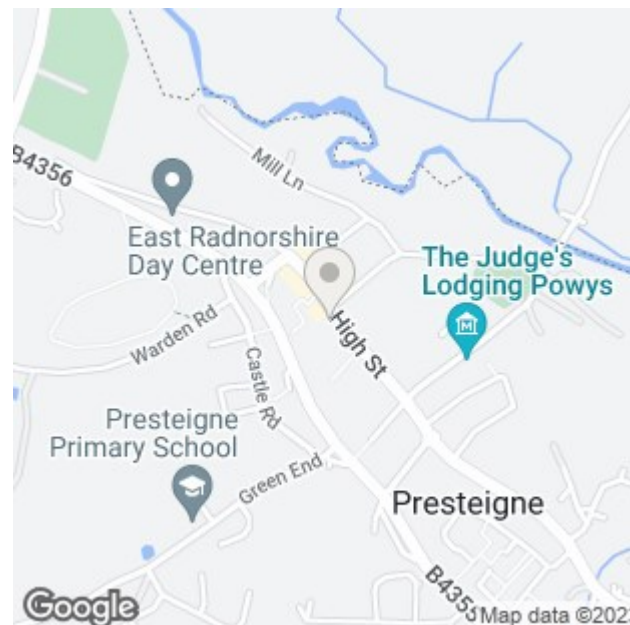
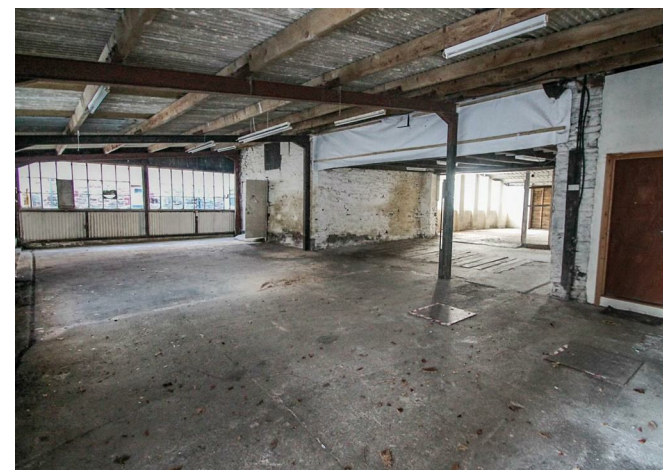
Mr Peter Wilcox-Jones

Dilwyns Solicitors, Temple Street, Llandrindod Wells,, Powys, LD1 5DL

01597 822 707

Email: secretary@dilwyns-solicitors.co.uk

N.B Please note prospective purchasers are deemed to have read and inspected the Contract of Sale as prepared by the Seller's Solicitors. The detail provided in these particulars is for guidance only and should not be relied upon.



Floor Plans



Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

Tamberlaine House, The Buttercross, Ludlow, Shropshire, SY8 1AW

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