

Call Knighton 01547 529907

- Impressive country home
- 3 reception rooms
- 2 bathrooms
- 5 bedrooms
- Gardens and grounds
- Approx 3 acres

### Summary

Harpton Court  
Walton  
Presteigne  
Powys  
LD8 2RE

Asking price  
**£450,000**



# COBB AMOS

Floor plans - not to scale



A rare opportunity to restore part of one of the area's most impressive country homes, situated close to the market town of Kington. Harpton Court is a fascinating property in the north west wing of the country house that formerly stood adjacent to this property.



### Benefits

Harpton Court is now in need of comprehensive restoration, requiring a little tender loving care to bring it back to its former glory.

The accommodation comprises: entrance hall, dining room, cloakroom, drawing room, kitchen/breakfast room, workshop, main bedroom, four further bedrooms and two bathrooms.

### Internal features

A glorious entrance hall brings back the grandeur which this property once had and leads down to the dining room with windows to the front overlooking the gardens and grounds surrounding the property. Adjacent to this is a recently refurbished kitchen/breakfast room with a comprehensive range of fitted units and cupboards and a number of appliances. A large utility/boot room allows for access to the garden. A magnificent staircase leads to the first floor where you will find an impressive drawing room with open fireplace, with views of the gardens and Welsh countryside beyond. On this floor are two further bedrooms and a bathroom, on the second floor these is also a bathroom and three generous sized bedrooms.

### External features

The property is approached via a gated entrance into grounds extending to around three acres. The property is enclosed by lawned gardens interspersed by trees and the Welsh countryside, making it one's private paradise. The property has the benefit of ample parking and an area with a garage and scope for further buildings if necessary.

### Services

All mains services are connected. Powys County Council Tax Band F £1,814.22

### Location

Harpton Court is situated close to the town of Kington, 6 miles which offers a superb range of services which include shops, restaurants, public houses, a leisure centre, primary and secondary schools, churches, a surgery and a library. Nearby Presteigne, 8 miles was the county town of Radnorshire and has become a local cultural centre. It hosts two festivals. First, the oddly named Sheep Music Festival dedicated to contemporary music and the Presteigne Festival of Music and the Arts which casts. The town is fortunate to have an award winning museum - The Judges Lodgings. Further afield, the markets towns of Knighton and Ludlow offer a range of facilities, the latter being known for its restaurants and festivals. The nearest train station is in Knighton, a little under 7 miles away.

### Directions

From Knighton, take the A44 north east, heading through the village of Walton. About 1.3 miles after leaving Walton, just past a gate lodge there is a turn to Yardro, follow the lane for 100 yards and bear left up the lane opposite the farm. Keep left passing the entrances to other homes and the property is on the left through the gates.

### Agents notes

This property is being sold as a joint agency with Strutt and Parker, Ludlow, 26 Bull Ring, Ludlow, Shropshire, SY8 1AA. 01584 873711

### Energy Performance Graphs

Energy Performance Certificate not required on Listed Buildings



THE PROPERTY MISDESCRIPTIONS ACT 1991  
We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

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