



THE PARKS BARN, NORTON

Presteigne, Powys, LD8 2HD



AN OFF-GRID BARN CONVERSION

An off-grid barn conversion with exceptional views set in large gardens with triple garage.



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EPC

TBC

Local Authority: Herefordshire Council

Council Tax band: G

Tenure: Freehold

Services: Private Water supply from Borehole. Private Drainage to septic tank. Electricity via PV panels, Wind turbine and battery storage combination with a generator as as back up when needed. There is an Electric Vehicle charging point at the property.

Guide Price: £725,000



THE PARKS BARN, NORTON

Converted from a traditional barn by the late owner who had an engineering background and who saw the opportunity for creating a home with one of the finest views along the Welsh Marches.

The owner has thoughtfully completed and refined the conversion to create a charming home with well-proportioned living accommodation, three double bedrooms and attractive landscaped grounds of approximately 0.8 acres.









THE PROPERTY

The barn is split level, with the front door opening into a large entrance hall that leads to the fantastic open-plan kitchen, dining and living room. This impressive space enjoys doors opening onto the terraces and a decked area overlooking the wildlife pool. The room features a wood-burning stove and benefits from LPG-fired underfloor heating, which serves the majority of the house, excluding the plant room, downstairs WC and hallway.

There is a ground floor shower room / WC and the undercroft to the barn which is both excellent storage and utility space and home to the plant and equipment that runs the property.

On the first floor is a wonderful sitting room with a vaulted ceiling and wood-burning stove, complemented by an adjoining study area that overlooks the kitchen beneath.

There are three well-proportioned double bedrooms, each benefiting from fitted wardrobes. The family bathroom is beautifully appointed with a roll-top bath and a separate shower enclosure.







GARDENS & GROUNDS

The gated driveway from the lane leads up to the triple garage / workshop that has an adjoining garden store and potting shed with wood stores and generator shed to the rear. Above the garages and workshop is a large loft space, providing extensive additional storage.

The gardens are landscaped and enclosed by a range of mature hedges and fences from the neighbouring farmland with the front lawns retained by a HaHa to take full advantage of the far-reaching views that extend to The Brecons including Hay Bluff.

To the front of the house is a rose garden and lawn with more informal areas of natural garden to the side, that include fruit trees and raised vegetable beds along with a chicken run. Set into the bank is a garden room/studio, which benefits from a solar-powered 12V battery system with internal USB ports.







LOCATION

The Parks Barn enjoys a peaceful rural setting within the unspoilt countryside of the Welsh Marches, conveniently situated just a short distance from the popular market town of Presteigne. Surrounded by rolling farmland and far-reaching views, the property offers an exceptional lifestyle opportunity in one of the most picturesque areas along the English and Welsh border.

The thriving market town of Presteigne is renowned for its strong sense of community, vibrant cultural scene and excellent range of amenities, including independent shops, cafés, restaurants, schools and leisure facilities. Home to the acclaimed Presteigne Festival, the town offers a wonderful blend of rural charm and modern convenience. Further shopping, educational and recreational amenities can be found in Ludlow, Leominster and Hay-on-Wye, whilst the cathedral city of Hereford provides extensive retail, cultural and transport connections.







The area is renowned for its outstanding natural beauty, with an abundance of walking, cycling and riding opportunities on the doorstep.

The nearby Radnor Forest, Offa's Dyke Path and Hergest Ridge provide some of the region's most celebrated countryside and scenic walking routes.





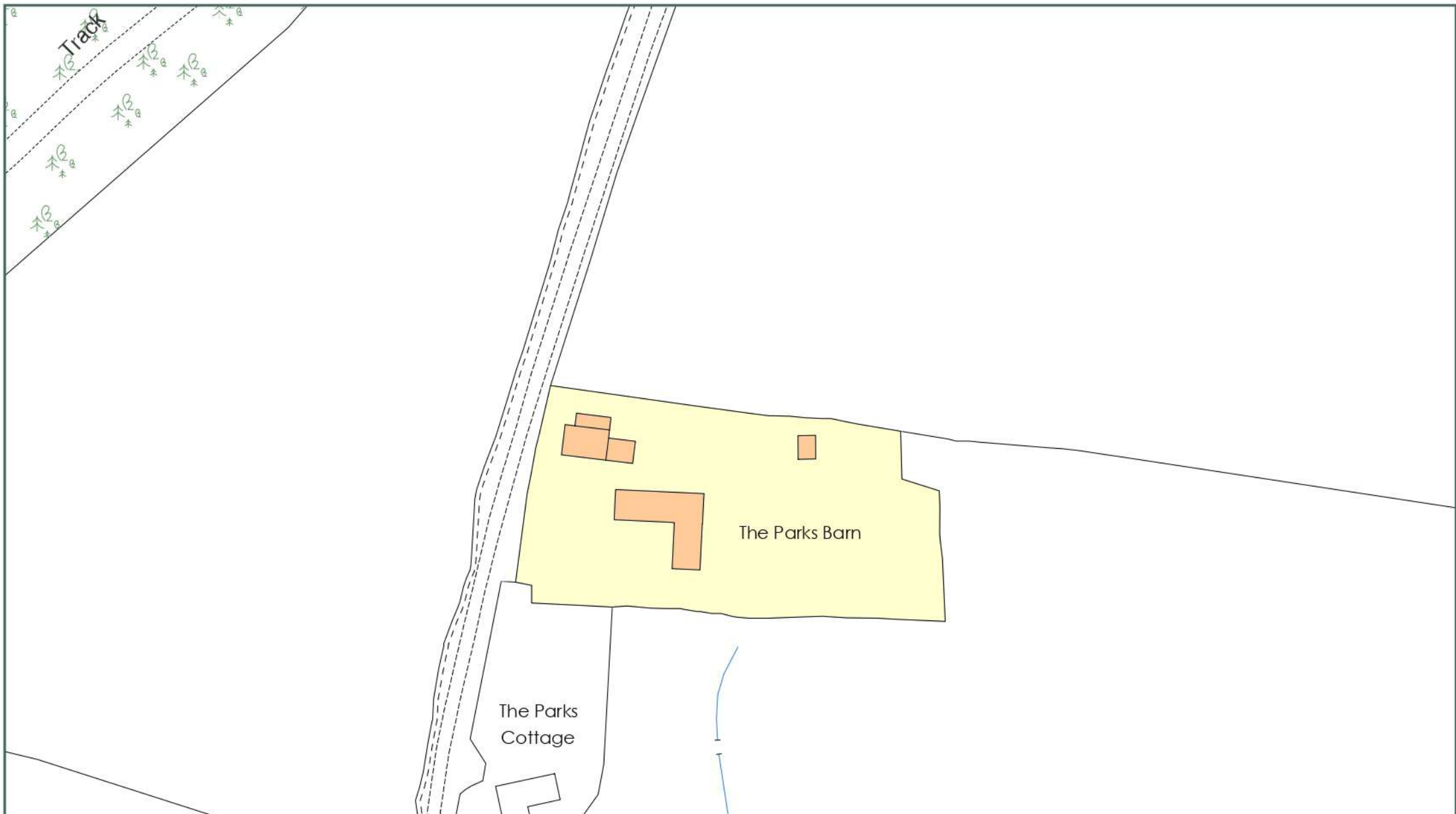
DIRECTIONS

From Presteigne, proceed through the town, passing St Andrew's Church and continuing over the bridge. Follow the road out of town and, at the junction by the cemetery, take the left turn. Continue along this lane, bearing right at the sharp right-angle bend, go past Stocken Farm. Follow the lane uphill, where The Parks Barn will be found on the right-hand side, enjoying a secluded position in an attractive rural setting.

What3words: <https://w3w.co/asked.eager.reclusive>







Location SO 316 669

Scale 1:1,000 @ A4

Drawing No. ZAA29494-01

Date 26.09.26



Total Area

0.32 ha

(0.78 ac)

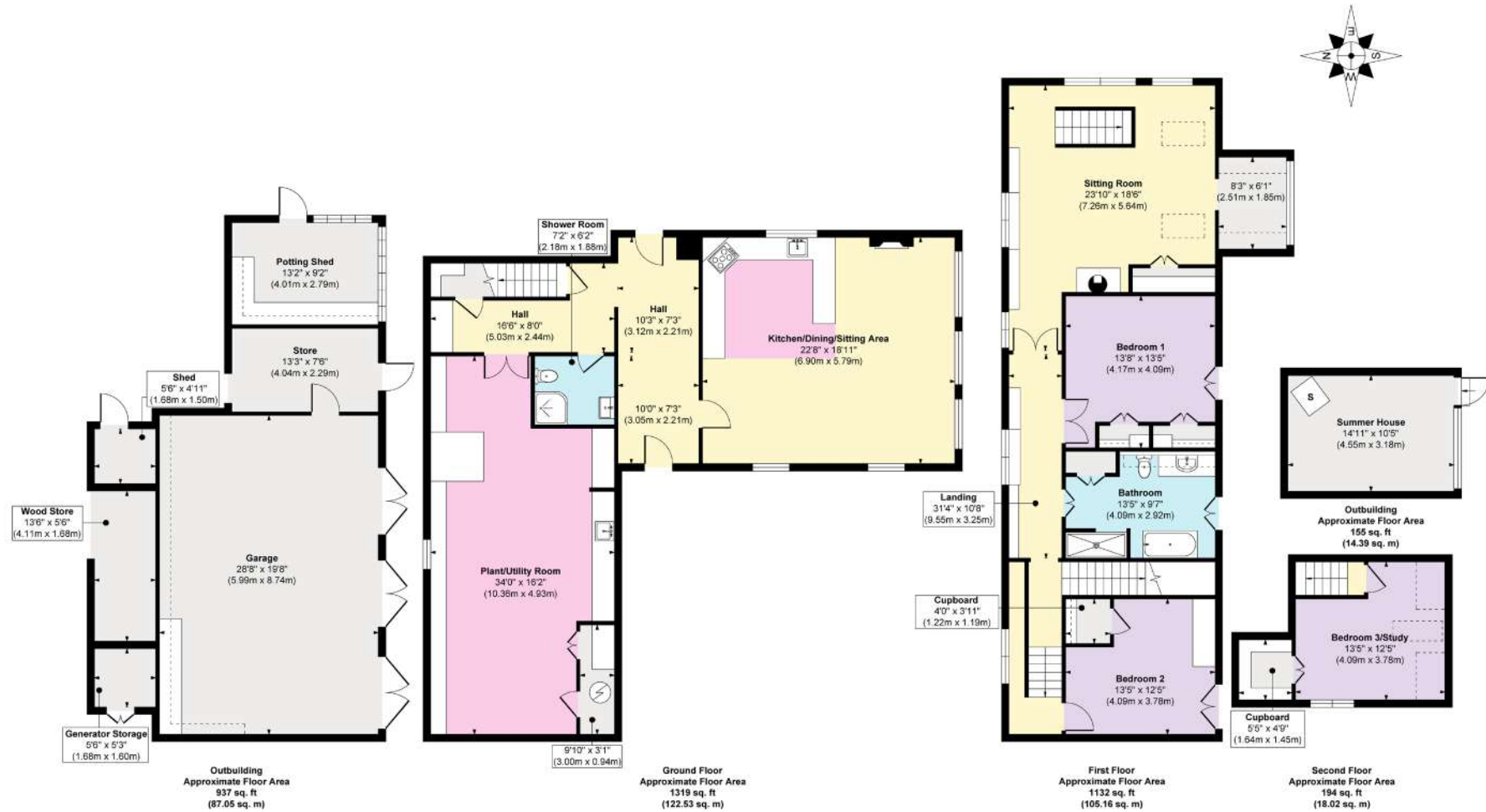
The Parks Barn

Norton



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Approx. Gross Internal Floor Area
Main House = 2645 sq. ft / 245.71 sq. m
Garage = 563 sq. ft / 52.30 sq. m
Outbuilding = 529 sq. ft / 49.14 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.
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to tell you more.

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