

McCartneys
Property

Bank Lane, Evenjobb, Presteigne, Powys, LD8 2SF

Offers in excess of £445,000

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A truly unique three/four-bedroom country cottage, privately positioned on the outskirts of the village of Evenjobb, enjoying an attractive setting, beautiful countryside surroundings and lovely far-reaching views. Full of charm and character, the property offers versatile accommodation complemented by a range of modern energy-efficient improvements.

Set in the picturesque village of Evenjobb, a small community where regular events are held at the village hall, this property enjoys a superb elevated position, surrounded by stunning countryside, it's perfect for outdoor pursuits and nature lovers alike. Evenjobb is ideally situated, with the Welsh towns of Presteigne and Knighton just 5 and 7 miles away (approx.), and the Herefordshire town of Kington conveniently located 5 miles away, all offering a good range of amenities, including shops, leisure centres, health services, travel links and more. The city of Hereford is approximately 25 miles away, providing comprehensive services and facilities.





Walk Inside

Entering through the front door, you are welcomed into a bright and light-filled kitchen, with windows to two aspects and two skylights providing an excellent level of natural light. The kitchen comprises a range of base units and open shelving, with exposed ceiling timbers and traditional tiled flooring. There is a Belfast sink, together with space and plumbing for a dishwasher and space for a fridge freezer.

From the kitchen, access leads into a second reception room, which could readily be utilised as a formal dining room if desired. This characterful room features exposed ceiling and floor timbers and a window to the side.
From either the kitchen or second reception room, access leads through to the particularly impressive living room. A generous and wonderfully light space, the room enjoys a window to the front, taking full advantage of the lovely surrounding countryside views, together with two windows to the side and a door providing access to the rear. A central fireplace creates an attractive focal point, with a wood-burning stove set beneath an oak beam.

From the rear of the living room, access leads through to a walk-in shower room, fitted with a Belfast sink, WC and shower, with tiled splashbacks and tiled flooring.









First Floor - From the living room, a staircase rises to the first floor and central landing, from which the bedrooms are accessed.

The principal bedroom is positioned at the end of the corridor and is a generously proportioned double bedroom, featuring a vaulted ceiling which creates an impressive sense of space and light. Windows to two aspects allow an abundance of natural light while framing beautiful views across the surrounding countryside. Exposed timber flooring further enhances the character of this appealing room.

Moving along the landing, there is a further double bedroom with a window to the side and timber flooring.

The next bedroom is again a generous double bedroom, featuring a vaulted ceiling and window to the front.

A door then leads through to a further versatile room, which could be utilised as a walk-through double bedroom, or alternatively offers excellent flexibility as a luxurious dressing room, home office/study, studio or nursery, depending upon the purchaser's requirements.

Also situated on the first floor is the generous family bathroom, retaining the character of the property with exposed timbering and timber flooring. The bathroom is fitted with a freestanding bath, pedestal wash hand basin and WC, together with windows to two aspects providing plenty of natural light.

Improvements - While retaining the charm, character and individuality of a traditional country cottage, the property has also benefited from a significant programme of recent improvements designed to enhance its efficiency and comfort.

Works have included the installation of an air source heat pump, solar panels and wall insulation, providing a more energy-efficient home while carefully retaining the exposed timbers, traditional features and welcoming character which make the property so appealing.















Walk Outside

The property occupies a generous plot extending to approximately 0.65 acres, offering a wonderful combination of woodland, natural ground and practical outdoor space.

Approached from the village lane, an access track leads up to the cottage, with parking for approximately one or two vehicles. A true hidden delight, the property is surrounded by mature trees, with an attractive wooded area to the side and a useful amenities areas.

The grounds have been allowed to develop naturally, creating a wonderful haven for wildlife and providing a peaceful retreat in which to enjoy the surrounding countryside. The natural setting offers a real sense of privacy and tranquillity, whilst taking full advantage of the far-reaching countryside views. There is ample opportunity for those wishing to make more of the grounds, with potential for productive vegetable beds, a polytunnel and small-scale animal husbandry.

At the lower end of the woodland, a metal field gate provides access down towards the neighbouring field. We understand that Bank Lane has right of way over the neighbouring land which is currently a rough track. This provides useful access to the bottom of the woodland and could potentially offer an additional access point for parking, if required and subject to any necessary permissions.

Towards the upper section of the woodland is a timber cabin with decking to the front, providing a wonderful additional space with a multitude of possible uses. Tucked away amongst the trees, it offers the perfect private spot in which to relax and enjoy the peaceful surroundings.

Immediately to the side of the cottage is a breeze block and timber-clad workshop, complemented by a hardstanding area to the front. This provides a highly practical addition, ideal for workshop use, storage, hobbies or those requiring useful ancillary space.

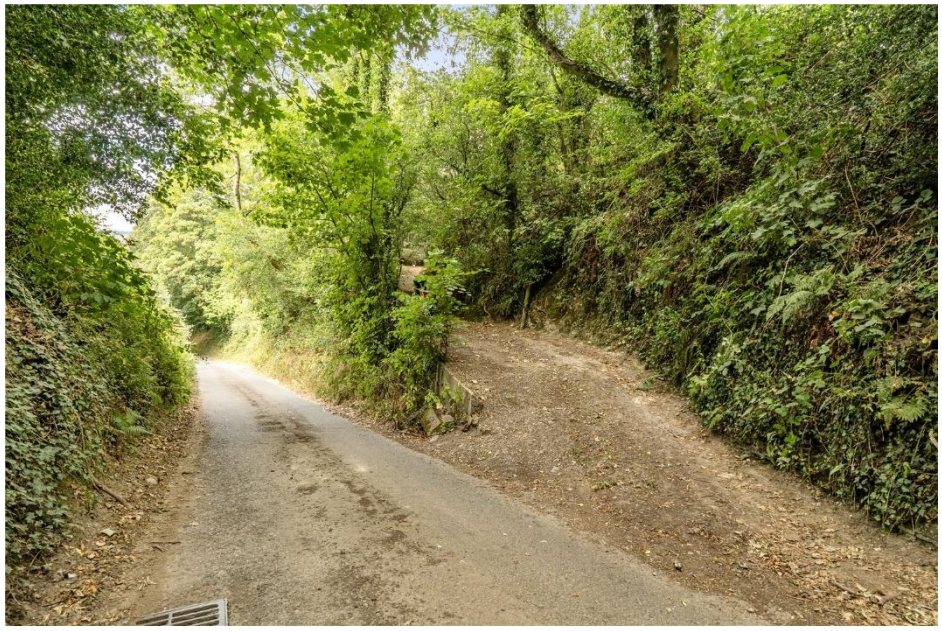
Another particularly appealing feature is the covered veranda, which extends along the front and side of the cottage. To the side, it provides a useful covered storage area, whilst to the front it creates a lovely sheltered seating space from which to enjoy the outlook. With a hammock currently positioned here, it is easy to imagine spending warm summer days simply relaxing and taking in the surrounding views

















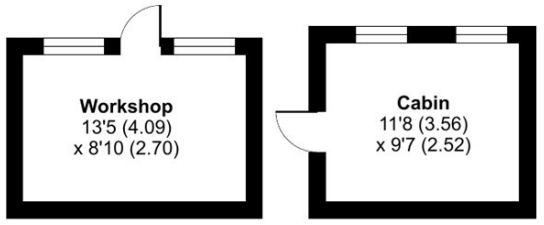




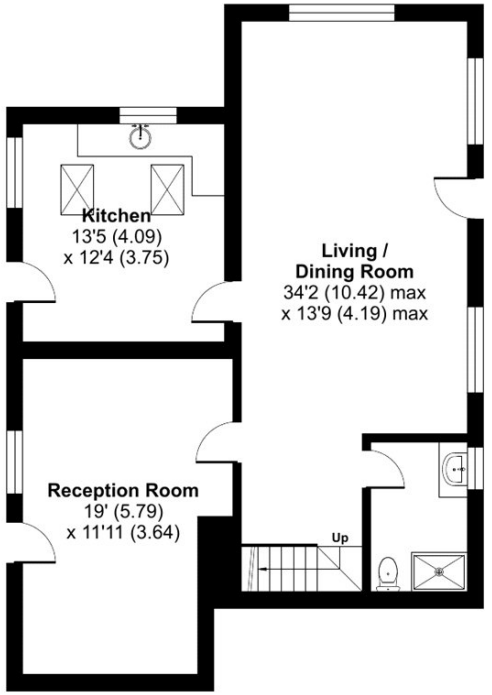
Bank Lane, Evenjobb, Presteigne, LD8

Approximate Area = 1585 sq ft / 147.2 sq m
Outbuilding = 231 sq ft / 21.5 sq m
Total = 1816 sq ft / 168.7 sq m
For identification only - Not to scale

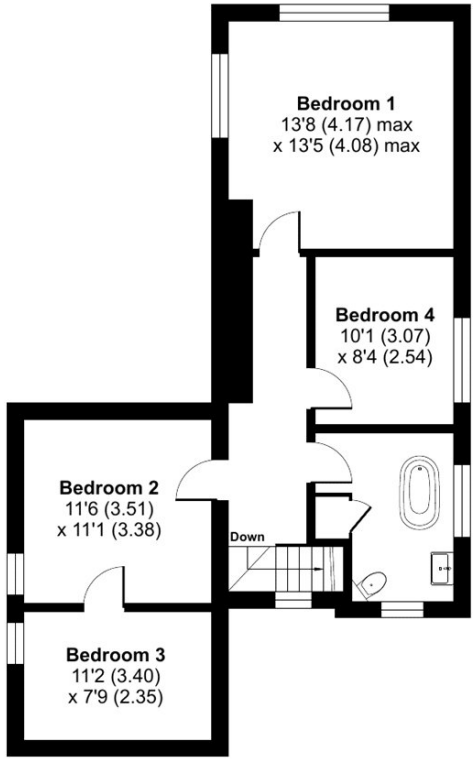




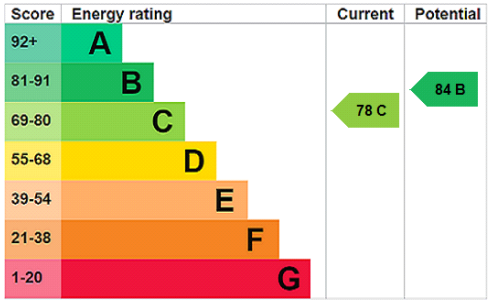
OUTBUILDING 1 OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for McCartneys. REF: 1498129

General

Agents Note: - We have been advised there is a right of way through the neighbouring field below, providing additional vehicular access to the bottom of the garden.

SERVICES: We are informed that the property is connected to mains electricity and water. Private drainage via a soakaway system

HEATING: Air source heat pump & Solar Panels

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Band D, set under Powys County Council

TENURE: We are informed that the property is of Freehold Tenure.

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

VIEWING: By appointment through selling agents – McCartneys LLP: 01547 528621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

Directions: WHAT3WORDS-///nicknames.saloons.spindles

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McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

NOTE TO BUYERS: AML checks will be undertaken for successful buyers and there is a nominal fee per person payable.

Details Last Updated: Tuesday, 04 August 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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