



Holters

Local Agent, National Exposure

Woodhouse Close Penybont Road, Knighton, LD7 1HB

Offers in the region of £580,000



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Period charm meets modern family living at Woodhouse Close! This unique 4 bedroom home sits right on the edge of Knighton, pairing countryside and woodland views with a superb kitchen extension. Throw in 3 reception rooms, beautifully landscaped gardens, masses of parking, garage, carport and even your very own garden bar, and there's plenty here to raise a glass to!

- A Unique, Detached House
- 4 Bedrooms, 3 Reception Rooms & 2 Bathrooms
- Detached Garage with Attached Store
- Countryside & Woodland Views to Front & Rear
- Well Presented & Spacious Accommodation
- Level, Approx. 0.5 mile Walk to Town Centre
- Sizeable, Landscaped Gardens
- Built Circa Early 1950's
- Gated Driveway Presenting Parking for Numerous Vehicles
- Feature Bar/Entertainment Room Accessed Off Rear Garden

The Property
Introducing Woodhouse Close, which is a unique and spacious, detached house occupying a private position on the very edge of the popular market town of Knighton (Tref-y-Clawdd), directly on the Welsh/English border within the picturesque Teme Valley.

Built circa the early 1950's and having been home to the current owners for approximately 15 years, Woodhouse Close is a beautifully presented and much-loved family home, offering 4 bedrooms, 3 reception rooms and 2 bathrooms. The property successfully combines period character, including feature fireplaces and wooden parquet flooring, with more modern additions, most notably the impressive open-plan kitchen diner extension which was added in 2021/22. Further benefits include ample storage and UPVC double glazed windows and external doors. Outside, the property is equally impressive, offering good-sized, private landscaped gardens, extensive gated parking, a detached garage with attached store, carport and a fantastic bar/entertainment room accessed from the rear garden.

Woodhouse Close offers the best of both countryside and town living, occupying an enviable position with neighbouring fields and beautiful countryside and woodland views to both the front and rear. Despite being situated on the edge of town, Knighton's vibrant centre with its many independently owned shops and facilities is approximately 0.5 miles away via a relatively level walk, making this an ideal location for those wanting a peaceful outlook without sacrificing convenience.

Inside, the front door opens into a welcoming hallway, where attractive wooden parquet flooring immediately introduces some of the property's original character and stairs rise to the first floor accommodation. The ground floor provides 3 versatile reception rooms, including the sizeable living room with its feature fireplace, together with a useful utility room. Undoubtedly the highlight, however, is the impressive open-plan kitchen diner positioned to the right of the house. Added in 2021/22, this light and spacious room has been designed with modern family life and entertaining in mind, having an extensive range of fitted units, a large central island/breakfast bar and ample space for a dining table and chairs. French doors open directly onto the rear patio and garden, creating an excellent connection between the inside and outside spaces.

On the first floor, the landing gives way to all 4 bedrooms and the family bathroom. Bedroom one is a generous double bedroom and benefits from its own private en-suite shower room, while the remaining bedrooms offer excellent flexibility for a growing family, guests or those requiring a home office. Attractive countryside and woodland views can also be enjoyed from the first floor.

Outside, double gates open onto a substantial driveway providing private, off-road parking for numerous vehicles and access to the detached garage, which has a useful attached store with electricity. A separate carport provides further covered parking, while an additional store room is positioned to the rear. The good-sized gardens have been beautifully landscaped and provide a wonderful

combination of lawned areas, mature shrubs, trees and planted borders, all helping to create a private and established setting.

Adjoining the rear of the house is a generous paved patio, conveniently accessed from the kitchen diner and posing as the perfect spot to relax/entertain within the warmer months of the year. The garden continues beyond with further lawn and mature planting, while towards the rear is a dedicated vegetable-growing area with greenhouse and garden shed. A particularly fun addition is the feature bar/entertainment room, accessed directly from the rear garden and providing a fantastic separate space for entertaining family and friends.

Overall, Woodhouse Close poses as the perfect family home, combining spacious and beautifully presented accommodation with character features, a superb modern kitchen extension, extensive parking and excellent outside space. Its private edge-of-town position, neighbouring fields and attractive countryside and woodland views further enhance what is a rare opportunity within convenient walking distance of Knighton town centre.

The Location
Woodhouse Close is located approximately 0.5 miles from the vibrant town centre with its many independently owned shops and facilities, while slightly further afield finds the train station, nursery, primary school and leisure centre, which are all within approximately 1/2 a mile. In addition and located in neighbouring West Street, finds the famous Offa's Dyke centre, which directly behind has a large play park and playing



field and of course the Offa's Dyke footpath, which within a short 5 minute walk leads you straight into the countryside and alongside the River Teme.

The town features a large community centre which has a strong volunteer network attached to it. The centre holds a monthly community market and in addition a number of charities, organisations and clubs use the centre for their activities. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the ‘The Gateway to Wales’ this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.

The town's Welsh name is Tref-Y-Clawdd meaning “Town on the Dyke”. This is a reference to Offa’s Dyke, which runs through the town, built by the Saxon King of Mercia to define his border with Wales. Every year hundreds of tourists and walkers visit the Dyke (which in its entirety runs from Prestatyn to Chepstow) and the Offa’s Dyke Centre adding a real vibe to the town during the Spring, Summer and Autumn months. While here, other attractions that visitors to the town often call upon is the famous Space Guard Centre, which offers people the chance to view the wonders of the universe in a fun and understandable way while also raising public awareness of the threat of asteroid and comet impacts and the ways in which they can predict and prevent them. Larger towns near to Knighton are the medieval market town of Ludlow, 18 miles East, and the Victorian Spa town Llandrindod Wells, 19 Miles South West. Both are easily accessible via road or rail links and offer further recreational, educational and leisure facilities.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating and a wood-burning stove.

Council Tax

Powys County Council - Band F.

Tenure

We are informed the property is of freehold tenure.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 67MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Presteigne – Approximately 7 miles
- Kington - Approximately 12 miles
- Bishops Castle - Approximately 13 miles
- Llandrindod Wells - Approximately 19 miles
- Ludlow - Approximately 19 miles
- Newtown - Approximately 21 miles
- Builth Wells - Approximately 26 miles
- Hereford - Approximately 31 miles
- Shrewsbury - Approximately 38 miles

What3Words

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Money Laundering Regulations

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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.

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Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



