



Holters

Local Agent, National Exposure

Inglenook, 16 Norton Street, Knighton, Powys, LD7 1ET

Offers in the region of £340,000



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A beautifully presented, recently refurbished, detached period property located in the heart of Knighton, offering 4 bedrooms, 2 reception rooms, gardens and stunning views!

Key Features

- Detached House
- Double-Fronted, Victorian Property
- 4 Bedrooms & 2 Reception Rooms
- Beautifully Refurnished & Spacious Accommodation
- Retaining Period Features
- Useful & Sizeable Cellar/Workshop & Utility Area
- Courtyard Frontage, Side Garden & Rear Patio Area
- Stunning Rear Views
- Town Centre Location
- Approx. 350 Yards from Shops & Facilities

The Property

Introducing Inglenook, which is an attractive, double-fronted, detached house found in the very heart of the popular market town of Knighton (Tref-Y-Clawdd), which sits directly on the Welsh/English border within the scenic Teme Valley surrounded by beautiful countryside and rolling hills as far as the eye can see.

Situated along this 'one-way' street, Inglenook is conveniently situated approximately 350 yards from Knighton's vibrant town centre with its many independently owned facilities. Norton Street itself is also usefully found opposite 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 picturesque countryside and alongside the River Teme.

This impressive, Victorian house has been beautifully renovated and lovingly cared for by the current owners over recent years and retains original features such as sash windows, fireplaces and timber floor boards, just to mention a select few. Recent refurbishments include the installation of a new boiler, new kitchen and bathroom suites, the conversion of one of the cellar rooms to a useful utility, an electrical re-wire and re-plastering and decorating throughout. The sash windows have also been re-weighted and refurbished and outside sees the addition of the new garden shed and further landscaping.

Set over 2 split-level floors and a cellar area, the accommodation is made up of an entrance hall, living room, dining room, rear hall, kitchen diner, W.C and a rear porch on the ground floor. On the first floor, 2 landing areas give way to the 4

bedrooms to include 3 doubles and a single and the shower room. The rear rooms in the property all offer breath-taking views over the town, down the Teme Valley and across to Kinsley Wood. In addition and accessed from the rear hall on ground floor, a door opens to a stairwell, which leads down to the sizeable and incredibly useful cellar/workshop and utility areas, which are separated into 3 rooms and could be used for a variety of uses. A door from the utility area opens to a further storage area below the rear patio.

Outside, Inglenook has a gravelled frontage, while a side gateway from the pavement opens to the side lawned garden. Albeit not large, this outside area is low maintenance with flowered borders and a garden shed. The side path continues and leads to the rear door/porch, as well as the rear patio area, which is west facing and enjoys the stunning views over the town and poses as superb spot to relax within the warmer months of the year. There is no designated off road parking, however, there is unrestricted parking in Norton Street, as well as a large unrestricted car park found approximately 50 yards away in neighbouring Market Street. For those looking for a slightly larger garden, the neighbouring property is possibly open to selling part of their garden, which is located below/behind the rear patio area at Inglenook. This is strictly via separate negotiation between the new owners of Inglenook and the neighbouring property.

The Location
Inglenook is found approximately 350 yards 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 country side 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.rom the main street, which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a good amount of facilities and services including a butchers and a supermarket, a bakery, a nursery/primary school, a railway station, a post office, a builders merchants, regular bus routes, a selection of public houses, caf  s and restaurants, a leisure centre/swimming pool, a livestock market and a variety of sports clubs including a golf course, rugby club and football club.

The town features a fortnightly 'farmers market' at the local community centre and also benefits from having a thriving artistic community including The Writers Group, a number of painters, art galleries, potters, craftsmen and a light entertainment society. Still a thriving market town spearheaded by local organisations, Knighton is a



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Tenure
We are informed the property is of freehold tenure.

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

Heating
The property has the benefit of gas fired central heating.

Council Tax
Powys County Council - Band E.

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

Broadband

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

What3Words

await.quarrel.expecting

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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.

Consumer Protection

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.



TOTAL FLOOR AREA - 1714 sq ft (159.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		80
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

