



Pine Cottage, Garth Lane, Knighton, Powys, LD7 1SA

Offers in excess of £399,995



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The BEST VIEW in Knighton?! If not, it is certainly right up there! Pine Cottage is a unique, large, 3 storey house, offering 7 bedrooms, 4 bathrooms and 3 reception rooms. Adjoining countryside, this stunning house presents spacious and versatile accommodation, enjoying panoramic views over the town.

Key Features

- Detached, 3 Storey House
- 7 Bedrooms with 3 En-Suites
- 3 Reception Rooms
- Open-Plan Kitchen Diner
- Spacious & Well Presented Accommodation
- Low Maintenance Garden
- Stunning, Panoramic Views Over Town
- Gated Driveway & Off Road Parking
- Adjoining Open Countryside
- Edge of Town Location

The Property

Pine Cottage is a 3 storey, well presented, large, detached house located on the edge the popular market town of Knighton (Tref-Y-Clawdd) found within the picturesque Teme Valley, directly on the Welsh/English border.

Built circa 2005, Pine Cottage is a unique dwelling offering versatile and spacious accommodation comprising 7 good-sized bedrooms, 4 bathrooms, 3 reception rooms, a study, utility, open-plan kitchen diner and a useful cellar/workshop area. The property also offers an abundance of storage space and could be the perfect family home or even a potential B&B business opportunity.

If the property itself was not enough then the location of Pine Cottage will have you pinning for it! Set in an elevated position overlooking the entire town, Pine Cottage boasts arguable the best view in Knighton, enjoying panoramic views across to Ffrydd & Kinsley Woods and down the Teme Valley. The property also offers the best of both countryside and town living, by being

conveniently less than 1 mile from the vibrant town centre with its many independently owned shops and facilities, while in contrast, continue walking past Pine Cottage and you will instantly find yourself roaming along a winding country lane. Adjoining fields, within 100 yards of the house you will also find a bridleway and national footpath, leading you on a rural adventure.

This impressive looking property is made up on the ground floor of an entrance hall, the utility room, a W.C, an inner hallway, the dining room with front porch off, the living room, a conservatory, a further W.C, a useful study and the open-plan kitchen diner. French doors from the living room, conservatory and kitchen diner allow access out to the garden. On the first floor, a landing area gives way to 5 bedrooms and the luxurious bathroom, complete with jacuzzi bath. The master suite has a large mirrored wardrobe, a shower room and French doors leading out to a superb, private balcony. On the second floor, a landing area gives way to the final 2 double bedrooms, which benefit having an en-suite each.

Outside, the property has a gated, brick paved driveway allowing off road parking for several vehicles with a gated arch and path leading up to the house. There is a raised deck that spans the entire front of the house and leads around to the far side, which has a covered area where there is ample space for table and chairs and a hot tub and

poses as the perfect spot to relax/entertain within the warmer months of the year. Off this area is an artificial lawn, ideal for children to play, while a gate leads through to an amenity area with storage shed and oil tank. Accessed from the front of the property is an incredibly useful cellar/workshop area, which is installed with work benches, power and lighting.

The Location

Pine Cottage is found approximately 1 mile from the main street, which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a vast amount of facilities and services varying from a butchers and a supermarket, a primary school, a railway station, a post office, a variety of sports clubs which includes a golf course, a builders merchants, regular bus routes, a selection of public houses and restaurants, a leisure centre, a livestock market, bakeries and a library. The town features a 'fortnightly farmers' market' and also benefits from having a thriving artistic community to include the Writers Group, a number of painters, art galleries, potters and craftsmen. Still a thriving market town spear headed 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 area's 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, 16 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.

Heating

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

Services

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

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band D. Charge for 2022/23 is £1,805.29.

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

Leominster - Approximately - 19 miles

Newtown - Approximately 21 miles

Builth Wells - Approximately 26 miles

Hereford - Approximately 31 miles

Shrewsbury - Approximately 38 miles

Broadband

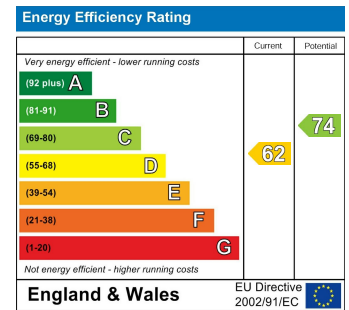
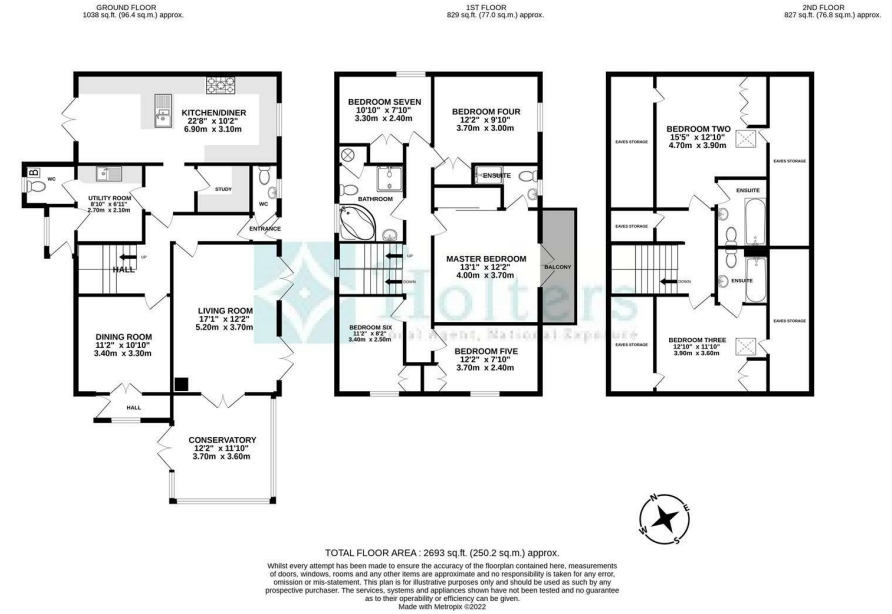
Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 32MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Money Laundering Regulations

We will require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -Holders 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 Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





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