



**Holters**  
Local Agent, National Exposure

**Squirrels Leap, 20 Kinsley Road, Knighton, Powys, LD7 1EA**

**Offers in the region of £230,000**



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## Squirrels Leap, 20 Kinsley Road, Knighton, Powys, LD7 1EA

Take the leap into the next chapter of your life with this delightful, semi-detached period house. Found on the edge of town and available with no upward chain, this superb cottage has 2 double bedrooms, 2 reception rooms and a converted attic room/study! Outside, there is a garage and a south facing garden. So don't hang about! Get some nuts, leap to the telephone and book a viewing at Squirrels Leap today!

### Key Features

- Semi-Detached Period House
- 2 Double Bedrooms & 2 Reception Rooms
- Converted Attic Room/Study
- 0.5 Miles from Town Centre
- Well Maintained Accommodation
- Garage with Off Road Parking for 1 Car
- Low Maintenance Garden
- Available with No Upward Chain
- Just 350 Yards to Railway Station
- Edge of Town Location, which Adjoins Woodland
- Close to Famous Offa's Dyke National Path

### The Property

Squirrels Leap is a delightful, semi-detached period house found on the outskirts of the market town of Knighton (Tref-y-Clawdd) directly on the Welsh/English border within the picturesque Teme Valley.

Available with no upward chain, Squirrels Leap was originally built circa 1850's and offers well presented accommodation set over 3 storeys, which has been tastefully upgraded and beautifully maintained by the current owner over recent years to include the installation of a new 'Worcester' combi boiler, a bespoke kitchen and a bathroom, just to mention a select few. The ground floor is made up of a hallway, modern bathroom, sitting room with inglenook fireplace, rear garden room and a kitchen, while on the first floor there is a small landing area and 2 double bedrooms. Accessed through the second bedroom, a stairwell rises up to a superb attic room, which

could be used for various uses including a useful home office. Overall, the property offers a pleasant blend of contemporary and traditional features including exposed stonework, quarry tiled flooring and exposed wooden beams and flooring.

Located right on the very edge of Knighton and fronting onto Kinsley Wood, Kinsley Road is a popular lane which leads directly into the beautiful countryside surrounding the town and is conveniently found 0.5 miles from the main high street and its many independently owned shops and facilities. A mere stones throw from the property are a number of walks including the famous Offa's Dyke National Path, the town's local rugby side (Tref-y-Clawdd RFC) and the railway station which services four trains a day in each direction from Monday to Saturday on the Heart of Wales Railway Line that runs between Shrewsbury and Swansea, along with two services on a Sunday. Kinsley Road is actually part of the Ancient Civil Parish Of Stowe in England, but does have a Welsh address.

Outside, the property presents a low maintenance, south-facing, largely paved courtyard garden to the side of the property, while at the front is a sizeable, detached wooden garage, which is installed with electricity and lighting. This pretty garden also has the added benefit of a greenhouse, raised beds and an artificial lawn with spans the entire width of the rear and poses as a perfect

spot to relax/entertain on within the warmer months of the year. At the front of the cottage there is on-road parking available if required.

### The Location

Squirrels Leap is found approximately half a mile from 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 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, cafés and restaurants, a leisure centre, a livestock market, bakeries and a library.

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 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, 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.

**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.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Shropshire Council - Band A. Charge for 2022/23 is £1,286.20.

**Broadband**

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 46MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

**Nearest Towns/Cities**

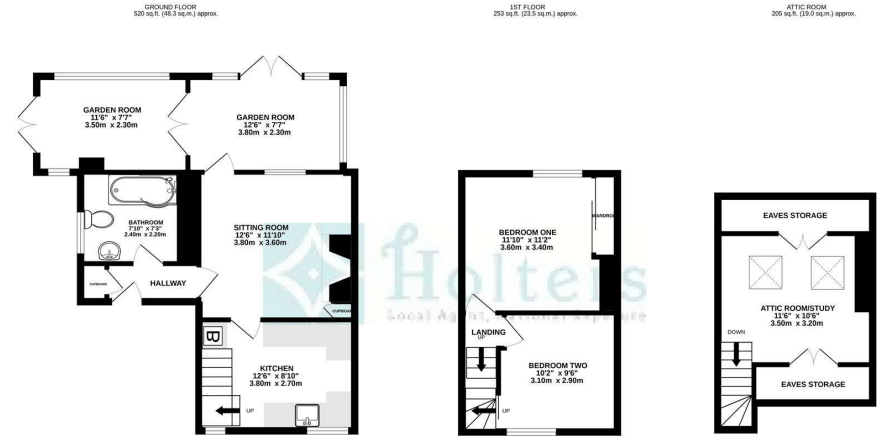
- Presteigne – Approximately 7 miles
- Kington - Approximately 12 miles
- Bishops Castle - Approximately 13 miles
- Llandrindod Wells - Approximately 19 miles
- Ludlow - Approximately 19 miles
- Newtown - Approximately 21 miles
- Builth Wells - Approximately 26 miles
- Hereford - Approximately 31 miles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

**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 -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 has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability 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			85
(69-80) C		62	
(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	



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