



Holters

Local Agent, National Exposure

**The Chestnuts, Station Road, Knighton, LD7 1DT**

**Offers in the region of £499,950**



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## **The Chestnuts, Station Road, Knighton, LD7 1DT**

A rare chance to crack The Chestnuts – a substantial period residence set within approx. 1 acre, offering 8 bedrooms, extensive outbuildings, an attached 2 storey office block, a tennis court, swimming pool and a gated driveway, just 250 yards from the town centre and never previously offered for sale.

### **Key Features**

- Large Detached Period House
- 8 Bedrooms & 4 Reception Rooms
- An Adjoining 2 Storey Office Block Primed for Conversion
- Available with No Upward Chain
- Set Within Approx. 1 Acre Plot
- Tennis Court & Swimming Pool
- Detached 2 Storey Coach House & Garage
- Large Walled Gardens
- Gated Driveway with Plenty of Parking
- Town Centre Position

### **The Property**

Introducing The Chestnuts, an imposing and beautifully proportioned, detached, period residence set within an exceptionally generous plot of approximately 1 acre, right in the heart of the popular market town of Knighton (Tref-Y-Clawdd), positioned directly on the Welsh/English border within the picturesque Teme Valley. Believed to date back to 1877, this remarkable home has been owned by the same family since its original construction and has never before been offered for sale, making this a genuinely rare opportunity.

Offering extensive accommodation across four floors, The Chestnuts is a substantial and highly versatile home retaining a wealth of original period features, including sash windows, fireplaces, high ceilings and generous room proportions. The

property is available with no upward chain and is complemented by a range of significant outbuildings, providing exciting future potential.

The main house provides 8 bedrooms and 4 reception rooms, with flexible accommodation ideal for larger families or multi-generational living. The ground floor is centred around a welcoming entrance hall with a striking staircase rising to the upper floors and descending to the cellar, which comprises 4 substantial cellar rooms. The first floor offers 4 bedrooms, a bathroom and separate W.C, while the second floor provides a further 4 bedrooms, bathroom and a study, all enjoying pleasant outlooks across the gardens and surroundings.

Adjoining the rear of the main residence is a two-storey former office block, believed to date from the early 20th century. Currently arranged as office and store rooms across both floors, this building presents an exciting opportunity for conversion and, subject to all necessary permissions, could be transformed into a self-contained annexe, holiday let, home business premises or potentially separated and utilised independently. Further complimenting the property is a detached, two-storey coach house, again offering further scope for conversion, subject to permissions, whether for ancillary accommodation, leisure use or additional storage. A detached garage is also included.

Outside, The Chestnuts truly comes into its own. Accessed via a gated driveway, the property enjoys ample off-road parking for numerous vehicles. The walled gardens are large, mature and well established, wrapping around the house and providing a sense of privacy rarely associated with

such a central location. Within the grounds are a summerhouse, tennis court, swimming pool, expansive lawned areas, vegetable plot, greenhouse, storage sheds, mature trees, shrubs and planted borders, offering plenty of space for recreation, entertaining and relaxation. Despite the size of the plot, the layout remains practical and usable, with clear separation between formal gardens and leisure areas by a brook and access bridge. An additional gated entrance is located to the rear of the garden leading out onto Bowling Green Lane.

Remarkably, all of this is found just approximately 250 yards from Knighton's town centre, with its shops and facilities, as well as the railway station and the nearby Offa's Dyke Centre and footpath, offering immediate access to beautiful countryside walks.

Rarely does a property of this scale, provenance and flexibility come to market, particularly one that has remained within the same family for its entire history. Offering period elegance, extensive accommodation, multiple outbuildings and genuine development potential, all within a prime town-centre position, The Chestnuts represents a truly exceptional opportunity.

### **The Location**

The Chestnuts is found approximately 250 yards 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 bakery, a nursery/primary school, a railway station, a post office, a builders merchants, regular bus routes, a selection of public houses, cafés 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 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.

#### **Tenure**

We are informed the property is of freehold tenure.

#### **Council Tax**

Powys County Council - Band E.

#### **Services**

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

#### **Heating**

The property has the benefit of gas fired central heating.

#### **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 73MB. Interested parties are advised to make their own enquiries.

#### **What3words**

///modest.belly.refills

#### **Referral Fees**

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

#### **Money Laundering Regulations**

In order to comply with current legislation, we are required to carry out Anti-Money Laundering

(AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.



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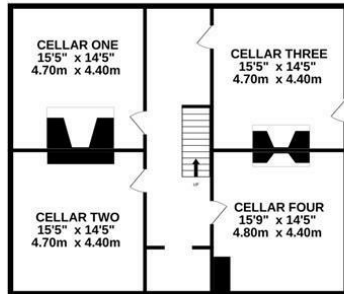
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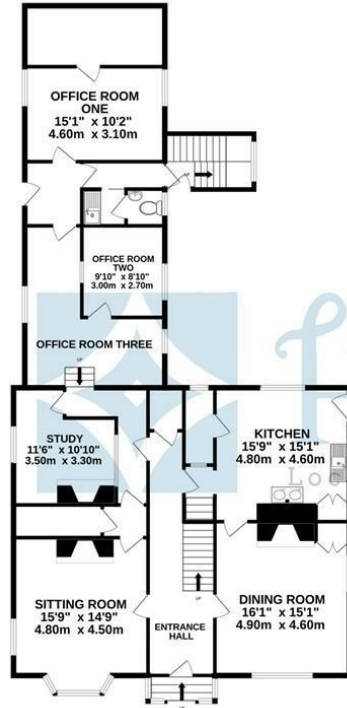
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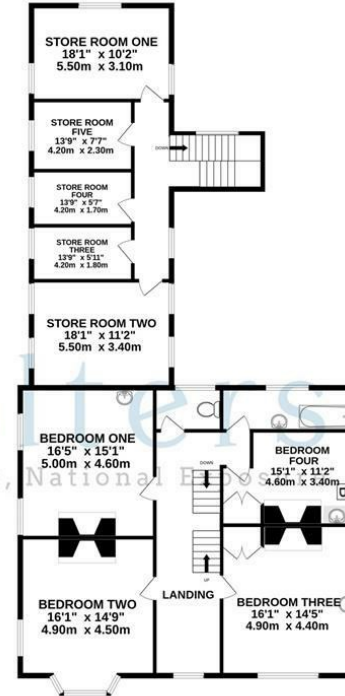
CELLAR  
1046 sq.ft. (97.1 sq.m.) approx.



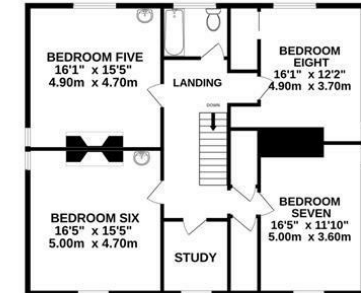
GROUND FLOOR  
1768 sq.ft. (164.3 sq.m.) approx.



1ST FLOOR  
1745 sq.ft. (162.1 sq.m.) approx.



2ND FLOOR  
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA : 5640 sq.ft. (524.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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