



Holters

Local Agent, National Exposure

14 Mill Green, Knighton, Powys, LD7 1EE

Offers in the region of £195,000



Holters
Local Agent, National Exposure

14 Mill Green, Knighton, Powys, LD7 1EE

There are a Million reasons why you should view this semi-detached house in Mill Green, but we will start with a select few... 3 sizeable bedrooms & 3 reception rooms, town centre position, front garden & rear courtyard, beautifully presented accommodation and a detached double garage. How many more reasons do you need to book a viewing?

Key Features

- Semi-Detached House
- 3 Bedrooms
- 3 Reception Rooms
- Period Features
- Beautifully Presented Accommodation
- South Facing Front Garden & Rear Courtyard
- Detached Double Garage
- Off Road Parking
- Approx. 500 Yards from Town Centre
- Quiet Location

The Property

Introducing No.14 Mill Green, which is a semi-detached, period house located in the heart of the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Retaining original features and offering a pleasant blend of contemporary finishings, this south-west facing, extended property has 3 sizeable bedrooms, 3 reception rooms and 1 bathroom. Outside, the property benefits a lawned front garden, complete with its own children's play area and a low maintenance rear courtyard garden, while adjacent to the house is a detached double garage and private parking area with space for 3 cars. The property also presents UPVC double glazed windows, external doors, soffits, fascia and barge boards for efficiency and ease of maintenance.

Beautifully presented, No.14 Mill Green is centrally situated approximately 500 yards from the vibrant town centre with its many independently owned shops and facilities, as well as the railway station and 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. Further afield finds the nursery & primary school and leisure centre/swimming pool.

Approached through the front garden, the property can be accessed via 1 of 2 entrance doors. The left door enters the utility room, while the right door is the official front door and opens to the hallway, which has stairs rising off to the first floor and a door to the right leading into the dining room. Open-plan with the living room, the dining room has space for a set of table and chairs and has a feature brick fireplace. Likewise, the living room has ample space for a three-piece-suite and a feature brick fireplace, as well as access into a useful under stair storage cupboard. From the living room, separate doors lead into the modern kitchen and rear conservatory, which has a further door leading outside to the courtyard garden. The kitchen is installed with an array of wall and base cupboards with fitted worktops over, an inset sink and integrated appliances including a hob and cooker. From the kitchen, a door leads into the useful utility room, which again is fitted with an array of cupboards with worktops over, a 'Belfast' sink and has space and plumbing for appliances including a fridge/freezer and a washing machine. On the first floor, a landing area has separate doors opening into the 3 good-sized bedrooms and the family bathroom. The bathroom is complete with a W.C, wash basin and bath with shower above.

The Location

14 Mill Green is found approximately 500 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 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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C. Charge for 2024/25 is £1,822.68



Services

We are informed the property is connected to mains water, gas and electricity. Private, septic tank drainage.

Heating

The property has the benefit of gas fired central heating.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 73MB. 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

Agents Note

The house suffered from flooding in 2019. Since then money has been spent on preventative and protective measures on both the property and the River Teme. We are lead to believe the property remains insurable and mortgageable.

What3words

shampoos.protests.tidal

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.

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.

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.



