



 **Holters**
Local Agent. National Exposure.

Ivy Cottage, Kinsley Road, Knighton, Powys, LD7 1DY

Offers in the region of £279,950

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Ivy Cottage on the very edge of Knighton really does have it all! This 4 storey house is available with no upward chain and has 3 double bedrooms, 2 bathrooms, 3 reception rooms, a south-facing garden, a garage, off road parking, distant views and is approx. 0.5 miles from the town centre. Do not hang about! Get in touch today to arrange a viewing.

Key Features

- Semi-Detached, 4 Storey House
- 3 Double Bedrooms & 2 Reception Rooms
- Open-Plan Kitchen Diner
- Well Presented Accommodation
- Useful & Tanked Cellar Area
- Detached Garage & Off Road Parking
- Low Maintenance, South-Facing Garden
- Available with No Upward Chain
- 0.5 Miles from Town Centre
- Just 350 Yards to Railway Station
- Edge of Town Location, which Adjoins Woodland

The Property

Ivy Cottage is a superb, semi-detached Victorian 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, Ivy Cottage was originally built circa 1890's and offers well presented accommodation set over 4 storeys, which has been tastefully upgraded and beautifully maintained by the current owner over the past 20 years to include a side extension creating now the signature kitchen diner, the conversion of the top floor/attic room into the master suite and the renovation of the useful cellar, just to mention a select few. Ivy Cottage offers a pleasant blend of contemporary and traditional features from UPVC double windows and a 'Worcester' combination boiler, to exposed timber beams and brickwork and cast iron fireplaces. The ground floor is made up of an entrance hall, W.C, kitchen/diner, hallway, sitting room and living room, while on the second floor, a landing area gives way to 2

double bedrooms and the modern bathroom. Accessed off the landing, a stairwell rises up to a fantastic attic room, which accommodates the master suite boasting a private shower room and ample storage cupboards. Distant rear views are enjoyed from the second and third floors. Accessed from the ground floor hallway, a stairwell leads down to the useful cellar, which is presents an ideal storage area.

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 offers a low maintenance, south-facing, largely paved and gravelled rear courtyard garden with flowered beds, an artificial lawned area and well-defined fenced, walled and hedged borders. This delightful garden poses as a perfect spot to relax/entertain in within the warmer months of the year and has a useful side

passageway, which leads to a gate opening out to the roadside frontage. Adjacent the front of the property is an incredibly useful detached garage, which in front of offers private off road parking for certainly 1 and possibly 2 cars.

The Location

Ivy Cottage 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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band B. Charge for 2023/24 is £1,578.09.

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

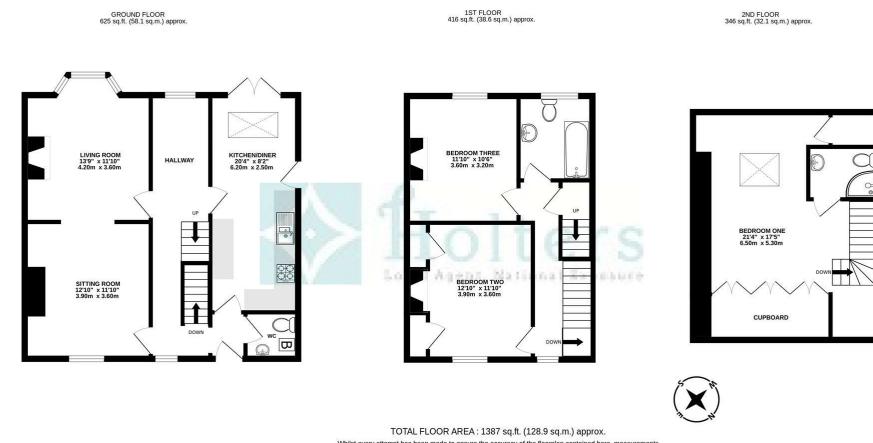
Llandrindod Wells - Approximately 19 miles
 Ludlow - Approximately 19 miles
 Newtown - Approximately 21 miles
 Builth Wells - Approximately 26 miles
 Hereford - Approximately 31 miles
 Shrewsbury - Approximately 38 miles

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

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: 1387 sq ft. (128.9 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Homeplan 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		76
(69-80) C		64
(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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