



Sheringham, West Street, Knighton, Powys, LD7 1EN

Offers in the region of £310,000



Holters
Local Agent, National Exposure

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A property the great United striker Teddy Sheringham would be proud to score! With 4 bedrooms, spacious and well maintained accommodation, beautiful gardens, stunning countryside views and approx. 350 yards from the town centre shops, Sheringham is a detached bungalow more impressive than that famous Champions League comeback in 1999!

Key Features

- Detached Bungalow
- Spacious & Well Maintained Accommodation
- 4 Good-Sized Bedrooms
- Kitchen/Diner & Useful Utility Room
- Large Reception Room with Fireplace
- Panoramic Views Across Surrounding Countryside
- West Facing Garden & Decking/Balcony Area
- Gated Driveway with Off Road Parking
- Elevated, Town Centre Position
- Approx. 350 Yards from High Street Shops

The Property

Sheringham is a well maintained and spacious, 4 bedroom, detached bungalow found in the heart of the popular market town of Knighton (Tref-Y-Clawdd) which sits directly on the Welsh/English border within the scenic Teme Valley surrounded by beautiful countryside and rolling hills as far as the eye can see.

Situated in an elevated position in popular West Street, Sheringham is approximately just 350 yards from Knighton's vibrant town centre with its many independently owned facilities. The property is also usefully found almost opposite 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.

Built circa 1980, this delightful home

has been lovingly cared for and upgraded by the present owners over the past 10 years and is made up of an L-shaped entrance hall, a large living room with a feature wood-burning stove and patio doors leading outside, a kitchen diner, useful utility room, 4 good-sized bedrooms, a family bathroom and additional W.C. From the living room, stunning views across to Kinsley Wood and Garth Hill are enjoyed, as well as distant views over the town and down the Teme Valley from the kitchen diner.

Outside, Sheringham is accessed from Offas Road and approached over a private lane. The property has a gated driveway with off road parking for couple of vehicles and has a lawned front garden, as well as a side decked balcony area, which poses as the perfect place to relax/entertain on within the warmer months of the year, whilst enjoying distant views across to Kinsley Wood and Garth Hill. A pathway along the opposite side and rear of the bungalow leads to steps, which provide access down to a wicket gate opening to the roadside pavement. In addition, there is a further decked seating area at the back of the property with direct access back into the utility room, a useful garden shed and plenty of planted beds.

The Location

Sheringham is found approximately 350 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.

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

Powys County Council - Band E. Charge for 2023/24 £2,322.61.

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

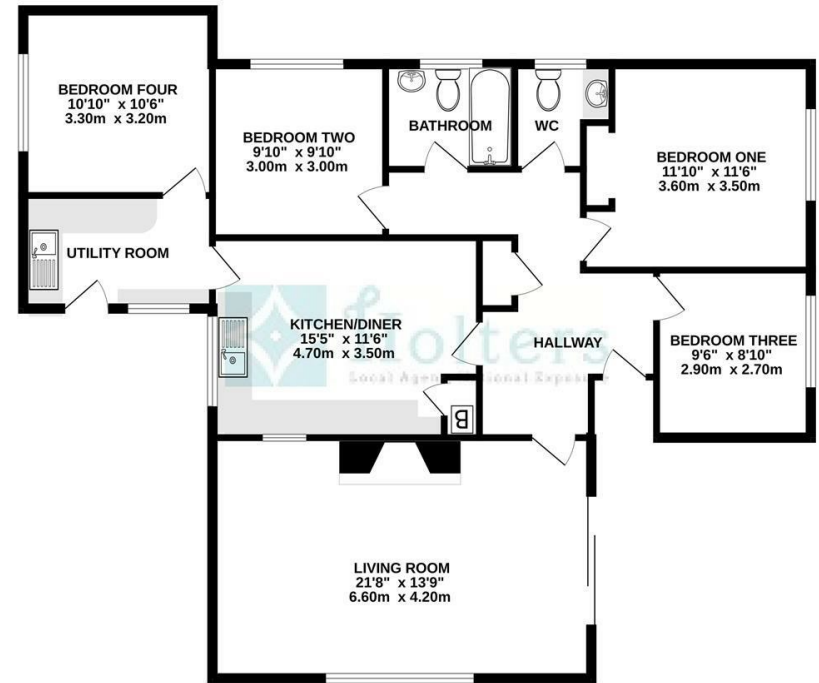
Money Laundering Regulations

In order to comply with current legislation, we are required to obtain ID verification from all prospective purchasers. A company called Credit Safe run ID reports for us, the cost of which is to be covered by prospective purchasers.

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 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.

GROUND FLOOR



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. Made with Metropix C5023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	83
(69-80) C			
(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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