



Holters
Local Agent, National Exposure

1 Glebelands, Whitton, Knighton, Powys, LD7 1NN

Offers in the region of £375,000



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Would you like to wake up overlooking beautiful fields, watching the seasons change before your eyes, from frost to the early spring dew? In that case this detached house could be perfect for you. Offering 4 bedrooms, ample off road parking, a double garage and a large garden, get in touch today to view this edge of village property.

Key Features

- Detached House
- 4 Bedrooms
- 2 Bathrooms Inc. En-Suite to Master
- 2 Reception Rooms
- Spacious Accommodation
- Large Encompassing Gardens
- Directly Backing onto Fields
- Distant Countryside Views
- Ample Off Road Parking
- Detached Double Garage
- Edge of Popular Village Location

The Property

Introducing 1 Glebelands, which is a spacious, detached house situated in a quiet, tucked-away position on the edge of the popular village of Whitton, which lies between the market towns of Knighton and Presteigne, close to the Welsh/English border.

Built circa early 1990's as part of a small and exclusive development made up of 2 other properties, 1 Glebelands offers the best of both town and country living by being positioned in a close knit village setting backing directly onto glorious countryside with access to many walks and trails, while also being conveniently 3 miles from Knighton's vibrant town centre with its many independently owned shops and facilities and 4 miles from the market town of Presteigne. Lovingly maintained over the years, the property does now require modernisation in certain areas

including the windows.

The spacious accommodation comprises a hallway with stairs rising off to the first floor and separate doors leading into the living room with a feature brick fireplace, the useful utility and subsequent W.C and the sizeable kitchen diner, which also leads into the sitting room. On the first floor, a landing area gives way to all 4 bedrooms, an airing cupboard and the bathroom. The master bedroom also boasts having a private en-suite shower room, while all 4 bedrooms enjoy views over the garden and adjoining countryside.

Outside, 1 Glebelands offers a gravelled driveway providing off road parking for a number of vehicles and leads to a detached double garage (6.3m W x 6.6m L), complete with a service pit, power and lighting. Perfect for horticultural enthusiasts to get their green fingers stuck into, the gardens encompass the house and are largely laid to lawn at the front and left sides, while the rear and right side areas of the garden are mainly paved or gravelled. The garden also offers a small orchard area, 2 useful garden sheds, a number of flowered beds, a greenhouse and direct access down to a tranquil brook where otters have been spotted before. In addition, there is a further parcel of garden situated on the opposite side of the

garage which sits alongside the driveway. The gardens truly are worthy of particular note and pose as the ideal spot to relax/entertain in within the warmer months of the year. Also, found at the rear is a partly constructed pool, which is currently used as a wildlife pond, which has welcomed a Kingfisher within recent times.

The Location

1 Glebelands occupies an idyllic setting on the edge of the small village of Whitton, which is encompassed by stunning, scenic countryside with rolling hill tops as far as the eye can see, Whitton and nearby surroundings are a haven for nature enthusiasts, ramblers and cyclists and is also close to the famous Offa's Dyke footpath.

Whitton is a friendly community which embraces a 'laid back', tranquil lifestyle. Rural, but certainly not inaccessible, the B4356 & B4357 run through the village, which lead north to the border town of Knighton (3 miles) and east to the market town of Presteigne (4 miles).

Both Knighton and Presteigne offer a wide range of independent retailers, supermarkets and regular farmers' markets, together with a variety of cafés, restaurants and public houses. There are a number of community clubs and societies, together with many sporting and recreational



facilities, including football, rugby, running and a golf club at Knighton. Both towns have excellent leisure centres and primary medical practices, while Knighton also boasts having a train station, offering daily connections to Shrewsbury and Swansea.

Educationally both towns offer pre-school groups and primary schools, while Presteigne also contains a secondary school, John Beddoes, which is part of Newtown High School. Presteigne is also recognized as a cultural centre, and has attracted many artists and musicians over the years. It is especially renowned for its nationally-famous Festival of Music and the Arts held every August and in 2018 was once again named as one of the best small towns to live in by the Sunday Times.

Services

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

Heating

Electric heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F. Charge for 2023/24 is £2,677.19.

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

Knighton - Approximately - 3 miles
Presteigne - Approximately 4 miles

Kington - Approximately 8 miles
Leominster - Approximately - 17 miles
Ludlow - Approximately - 19 miles
Llandrindod Wells - Approximately - 20 miles
Builth Wells - Approximately - 20 miles
Hereford - Approximately - 25 miles

Directions

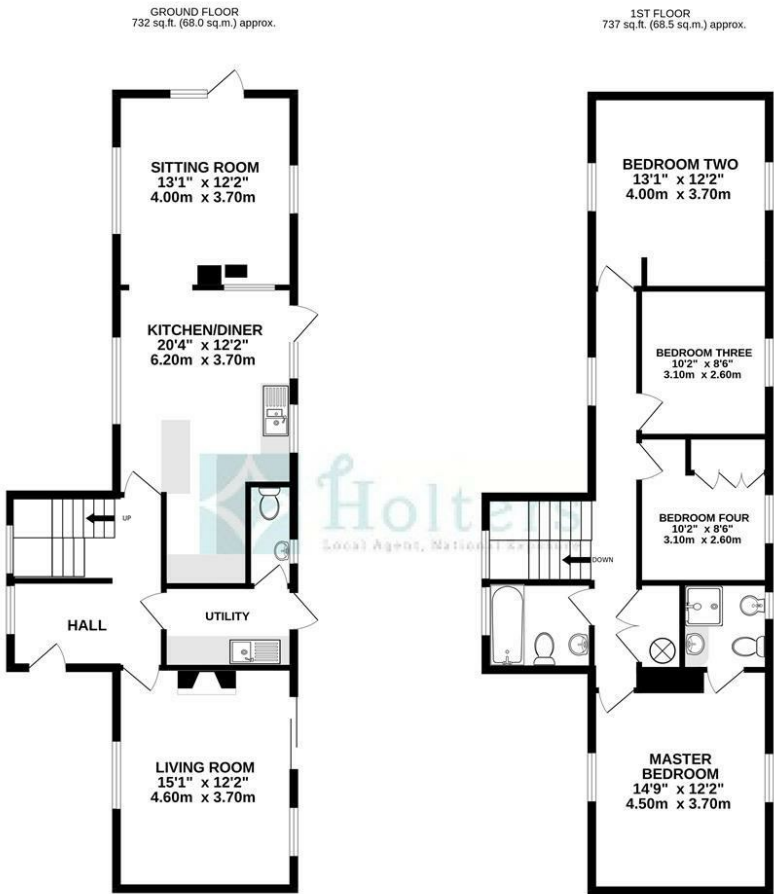
From Knighton travel down into Whitton and at the crossroads turn right and then turn immediately left after approx. 10 yards and the property is on the right hand side.

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 vendor 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: 1469 sq.ft. (136.5 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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