



 Holters

**The Long Barn, Llanfairwaterdine, Knighton, Shropshire, LD7 1TU**

**Offers in the region of £250,000**



**Holters**  
Local Agent, National Exposure

# The Long Barn, Llanfairwaterdine, Knighton, Shropshire, LD7 1TU

Do not leave it too long get in touch to view The Long Barn, which offers the unique opportunity of a partly converted detached barn, with south-facing gardens, stunning views and surrounded by beautiful countryside, just outside the Shropshire village of Llanfairwaterdine.

## Key Features

- Detached Barn Conversion
- Partly Converted
- 4 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- South-Facing Gardens
- Off Road Parking
- Distant Frontward Views
- Surrounded by Beautiful Countryside
- Available with No Upward Chain
- Semi-Rural Location, Just Outside Llanfairwaterdine Village
- Approx. 5 Miles From Knighton Town

## The Property

Introducing The Long Barn, which is an exciting opportunity to acquire a partly renovated barn conversion located just outside the semi-rural Shropshire village of Llanfairwaterdine within the picturesque Teme Valley, just 5 miles from the popular market town of Knighton (Tref-Y-Clawdd). Llanfairwaterdine is a small, but close knit and very friendly community, which embraces the 'laid back' lifestyle and is situated right on the Welsh/English border. Lovingly restored thus far, The Long Barn offers the unique chance for new owners to add their own personal stamp and finish to the project while avoiding the laborious and expensive early stages of the development.

Designed by local architects Inklines, planning permission was obtained for a spacious 3/4 bedroom property complete with 3 reception rooms, 2 bathrooms, south-facing gardens, off road parking and stunning views across the surrounding countryside. Available with no upward chain, once complete, The Long Barn will no doubt present a

pleasant blend of contemporary and period features from double glazed windows and solar roof panels to exposed timber beams and stonework throughout. Designed with spacious living in mind, the property will offer an upside-down layout with a full ceiling height entrance hall, utility, shower room and 4 bedrooms with en-suite to master on the ground floor, while the first floor accommodates a gallery landing, kitchen, dining room, W.C, study and living room.

As you can see from the photographs, extensive work is still required to finish off the project, however a lot of hard work and money has already gone into the development by the owners using quality materials and reputable local tradesmen. Works completed thus far include the re-pointing of exterior stonework, exterior cladding, the new slate roof, the foundations and overall groundworks, new windows and external doors and the installation of both the ground and first floors, along with first fix stud wall partitions, all just to mention a select few. Electricity and water connections are already established at the property, however new owners will need to install heating and drainage systems.

## Planning Permission

Planning permission and all accompanying documents available on the Shropshire Council website - Ref: 16/04974/FUL

## The Location

If you are looking for a rural retreat without the headache of being too far from town facilities, then The Long Barn offers the best of both worlds with the

beautiful Shropshire/Mid-Wales countryside surrounding the property and nearby village of Llanfairwaterdine, while conveniently being approx. 5 miles away from the border town of Knighton (Tref-Y-Clawdd) with its vibrant main street hosting a variety of local groceries, retail shops and family run businesses.

Overall, Knighton offers a good amount of facilities and services including a supermarket, a nursery/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/swimming pool, a livestock market, a butchers and a bakery, plus much more.

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 towns 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

Shropshire Council - Band TBC

### Services

We are informed the property is connected to mains water and electricity. Drainage system not yet installed.

### Heating

Not yet installed.

### Nearest Towns/Cities

- Knighton - Approximately 4 miles
- Presteigne - Approximately 11 miles
- Bishops Castle - Approximately 14 miles
- Kington - Approximately 16 miles
- Bishops Castle - Approximately 14 miles
- Newtown - Approximately 19 miles
- Llandrindod Wells - Approximately 23 miles
- Ludlow - Approximately 24 miles
- Builth Wells - Approximately 31 miles
- Hereford - Approximately 36 miles
- Shrewsbury - Approximately 36 miles

### Directions

From Knighton, proceed up through the town centre, past the clock tower and continue on the A4113 out of the town passing The Offas Dyke centre on the right hand side. As you then bear left around a corner take the right hand turn signposted 'Newtown' and proceed along the B4335,

passing Knucklas and the next village you come to after the long straight will be Lloyney. Continue into the village and as you travel over the slight rise in the road, take the next right hand turn, opposite the old Lloyney Inn, signed posted 'Llanfairwaterdine'. Proceed along the lane for approximately 1/2 a mile, passing over a stone bridge and on into the village passing the church on the right hand side. Continue on the lane for approx. 1 mile (keep left) and the entrance/parking area will be on the right hand side. The entrance is next to a small bridge, which if you pass over, you have gone 5 yards too far. Park next to the bridge and walk up the gravelled driveway, through the arch and the property is on the left hand side On Google 'Criggin Cottage' is also located directly next door.

### What3Words

nuns.brew.deliver

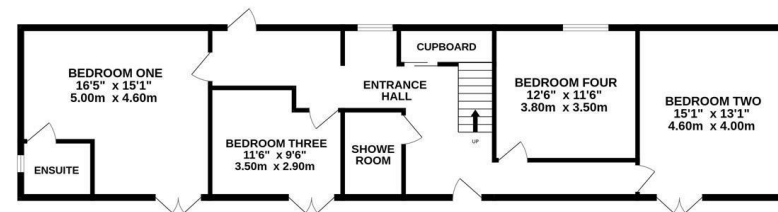
### Money Laundering Regulations

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.

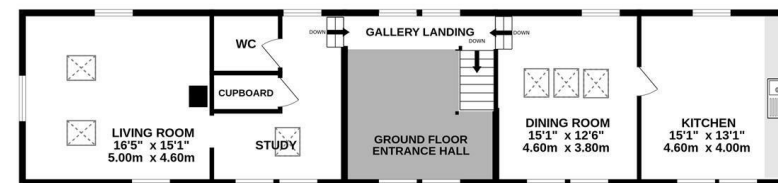
### Consumer Protection

Consumer protection from unfair trading regulations 2008 -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 Holders 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  
984 sq.ft. (91.4 sq.m.) approx.



1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA - 1830 sq.ft. (170.0 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 operation or efficiency can be given. Made with Metrepx ©2023



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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