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Local Agent, National Exposure

**Molly's Cottage, 9A High Street, Knighton, Powys, LD7 1AT**

**Offers in the region of £215,000**

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## Molly's Cottage, 9A High Street, Knighton, Powys, LD7 1AT

It will be love at first sight, so be prepared to be smitten with this well presented, 2 bedroom, Grade II Listed house in the heart of Knighton! With no upward chain, period features throughout, a courtyard garden, off road parking, a cellar and distant views, get in touch and turn Molly's Cottage into Your Cottage today!

### Key Features

- Grade II Listed Cottage
- 2 Double Bedrooms
- Well Presented Accommodation
- Period Features Throughout
- Courtyard Garden & Off Road Parking
- Useful Cellar
- Secret Study Area
- Town Centre Location
- Distant Frontward Views
- Available with No Upward Chain

### The Property

Introducing Molly's Cottage, which is a delightful, 3 storey, Grade II Listed, period townhouse occupying a central position in the very heart of the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Molly's Cottage retains a wealth of original and quality features including exposed timbers and stonework, an inglenook fireplace and a signature carving in one of the wooden roof A-frames, just to mention a select few. Accessed just off High Street, or as it is more locally known 'The Narrows', this 'chocolate box' style dwelling was originally built circa 1678 or earlier and offers prospective purchasers the opportunity to buy a beautifully maintained part of history found conveniently just a mere stone's throw from shops and other town centre facilities!

Run by the current and previous owners as an extremely successful holiday let, Molly's Cottage presents a pleasant blend of character and contemporary features

including a modern bathroom suite and high-spec kitchen complete with granite worktops and integrated appliances. Available to purchase with no upward chain, Molly's Cottage offers 2 double bedrooms, a secret study accessed off the main bedroom, family bathroom and a landing area on the first floor, whilst on the ground floor there is a cosy sitting room with feature inglenook fireplace and a kitchen diner with stairwell off. From windows in the sitting room and bedroom two, far-reaching frontward views can be enjoyed across the town and towards Kinsley Wood.

Outside, there is a low maintenance courtyard front garden, which is rare as gold dust in such a town centre location also provides private, off road parking for a vehicle (possibly 2). There are floral beds as well as a seating area, which poses as a lovely place to sit back and relax within the warmer months of the year, whilst taking in the distant views. From the courtyard, stone steps lead down to a useful cellar, which has a log store, quarry tiled flooring, power and lighting.

Whether it be a second property in this quiet market town, a holiday let for a budding investor or a new home for a relocating, retiring couple, worlds apart from the hustle and bustle of city life. Either way, Molly's Cottage is a truly magnificent, one-of-a-kind property, which apart from adding your own stamp to, is ready for any new owner/s to move straight into. Get in touch to arrange a viewing today, but be prepared to fall in love!

### The Location

Molly's Cottage is peacefully found just off High Street, which lies in the heart of the town and is locally known as 'The Narrows'. Overall, the town centre 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 in the sitting room.

#### Tenure

We are informed the property is of freehold tenure. Part of the property is also flying freehold.

#### Council Tax

Powys County Council - Band TBC. The property has been used as a holiday let over the past number of years and as a result has been subject to business rates and not council tax.

#### 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

Leominster - Approximately - 19 miles

Newtown - Approximately 21 miles

Builth Wells - Approximately 26 miles

Hereford - Approximately 31 miles

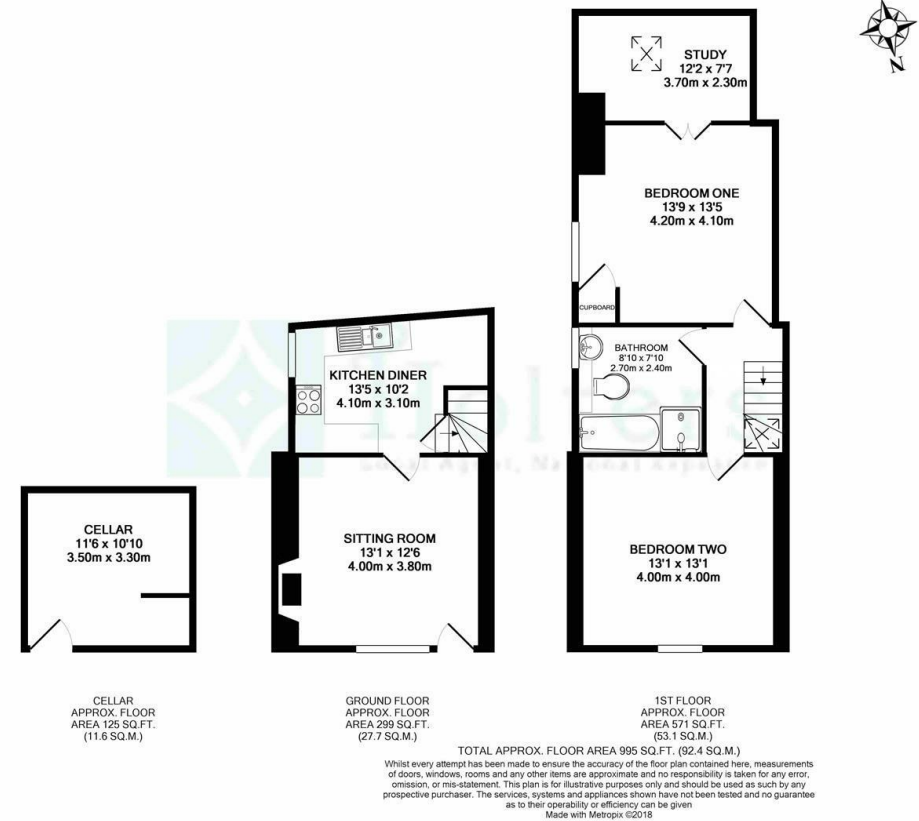
Shrewsbury - Approximately 38 miles

#### 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 provides 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 have any authority to make or give any representation or warranty whatever in relation to this property.





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