



Holters
Local Agent, National Exposure

1 Church Cottage, Llangunllo, Knighton, Powys, LD7 1SW

Offers in the region of £265,000



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We must confess, it will be a real sin if you do not add this superb, extended cottage to your viewing list! Just pick up the phone and pray that this 2 bedroom, beautifully presented dwelling has not already sold. Arrange a viewing on 1 Church Cottage and all will be forgiven!

Key Features

- Semi-Detached Cottage
- 2 Bedrooms & 1 Bathroom
- Impressive, Recently Built Kitchen Diner
- Well Presented Accommodation
- Period Features
- Sizeable Front & Rear Gardens
- Off Road Parking
- Distant Countryside Views
- Central Village Location

The Property

1 Church Cottage is an extended, semi-detached period property situated in an elevated position in the popular, rural village of Llangunllo, which lies near the market towns of Knighton and Presteigne, close to the Welsh/English border.

Built circa 18th century, this quaint cottage, which neighbours Llangunllo Church, has been lovingly maintained by the current owner over the past 16 years, who also added a single storey side extension in 2020 creating the impressive kitchen diner. Offering a wealth of character as well as a pleasant blend of contemporary finishings including UPVC double glazed windows and external doors, 1 Church Cottage presents the best of both town and country living by being positioned within a close knit village setting, which is surrounded by glorious countryside and having

access to many walks and trails, while also being conveniently 6 miles from Knighton's vibrant town centre with its many independently owned shops and facilities and 8 miles from the market town of Presteigne. Slightly further a field is the spa town of Llandrindod Wells.

The accommodation spans across 2 floors and is made up on the ground floor of the recently added open-plan kitchen diner and the cosy sitting room, which is found in the original part of the cottage complete with a feature inglenook fireplace and stairs rising off to the first floor. Separate doors from both the kitchen diner and the sitting room open outside to the gardens. On the first floor, a small landing area gives way to the 2 bedrooms and the bathroom. Countryside views are enjoyed from all windows to the front, while views over the rear garden and beyond are also offered from the kitchen.

Outside, 1 Church Cottage is approached on 2 fronts. A narrow roadway leads up along the left side/back of the property, where a parking area adjacent the rear of the cottage is located. From the parking area the delightful detached garden can also be accessed. From the narrow roadway a gateway also opens

to the paved side garden which leads around to the front garden and to the side entrance door into the kitchen diner. The alternative approach is off the front lane where steps lead up through the front garden, which is also used as a small fruit orchard, to the entrance door leading into the sitting room. The entrance to the parking area could be widened to create a 2nd car parking space and also accommodates a useful garden shed, while the rear garden is stocked with a variety of mature shrubs, plants and specimen trees and is ideal for horticultural enthusiasts to get their green fingers stuck into while enjoying the beautiful rural backdrop.

The Location

Llangunllo, a charming village in Wales, boasts a range of modern facilities alongside its natural beauty and historical charm. The village offers amenities such as a church, a village hall and a local pub (The Greyhound), providing residents and visitors with opportunities for social interaction and recreation. In addition, located just outside the village is Llangunllo Train 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.

Surrounded by the stunning Welsh countryside, Llangunllo is ideally situated for outdoor activities. Additionally, Llangunllo's proximity to the market towns of Knighton, Presteigne and Llandrindod Wells ensures access to a wider range of services and facilities, including shops, restaurants and supermarkets.

Llangunllo and its surroundings combine modern conveniences with natural splendor, making it an appealing destination for those seeking a balance of rural tranquillity and access to everyday amenities and recreational facilities.

Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

Oil fired central heating and a multi-fuel range cooker.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C. Charge for 2023/24 is £1,689.17.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 72MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

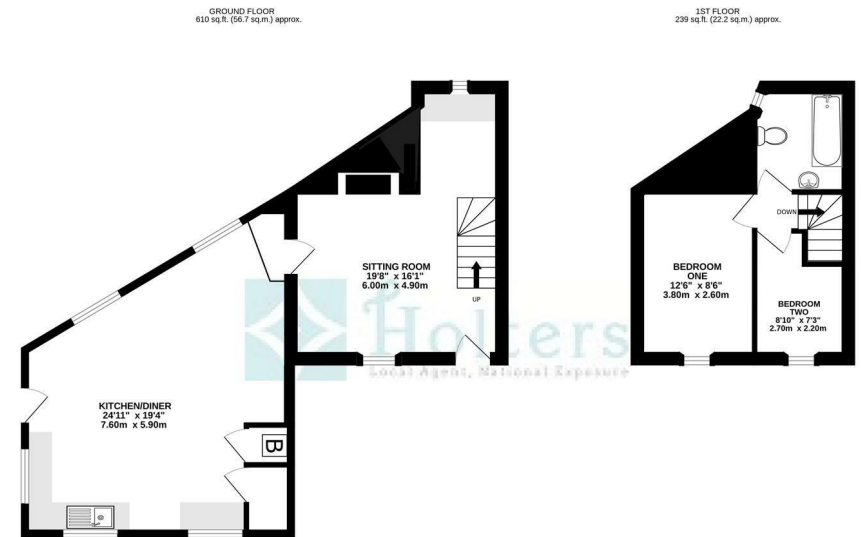
- Knighton - Approximately 6 miles
- Presteigne - Approximately 8 miles
- Kington - Approximately 14 miles
- Llandrindod Wells - Approximately 16 miles
- Rhayader - Approximately 21 miles
- Builth Wells - Approximately 24 miles

Money Laundering Regulations

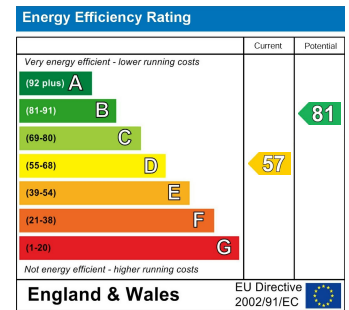
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

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 vendor 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.



TOTAL FLOOR AREA: 849 sq ft (78.9 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplans 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 15023





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