



Holters

**Mill Farm Cottages, Heyope, Knighton, Powys, LD7 1RA**

**Offers in the region of £525,000**



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Local Agent, National Exposure



## Mill Farm Cottages, Heyope, Knighton, Powys, LD7 1RA

There are a million reasons why you should buy Mill Farm Cottages, but here is just a select few! 3 detached luxury cottages. Established business with healthy annual turnover. Idyllic, rural location surrounded by glorious countryside. Traditional construction each with private gardens and off road parking.

### Key Features

- 3 Detached Holiday Cottages
- 2 Double Bedrooms Each
- With Open-Plan Kitchen/Diners & Reception Rooms
- Hot Tubs at Each Cottage
- Private Gardens for Each Cottage
- Off Road Parking for Each Cottage
- Stunning Countryside Views
- Detached Games Room & Laundry Room
- Established Business with Healthy Turnover
- Sold Fully Furnished

### The Property

Mill Fam Cottages offers year-round luxury self-catering accommodation, nestled within picturesque Mid Wales, surrounded by beautiful countryside and rolling hills as far as the eye can see. The 3 luxury cottages provide the perfect base for a fun family staycation, romantic weekend or group getaway with friends. The 3 cottages are named Red Kite Cottage, Heyope Cottage and Oak Cottage

Built in 2012 by the current owners, each cottage is almost identical in layout and comprises a reception room, open-plan kitchen/diner, a shower room and 2 double bedrooms. Externally, all 3 cottages enjoy stunning views over the surrounding countryside and have gated driveways providing off road parking, private gardens with hot tubs. The cottages themselves have been built using traditional construction methods and have double glazed windows, composite fascia and barge boards, oil fired central heating and wood-burning stoves.

An established business which achieved an approximate turnover of £100,000 in 2022, the cottages will also be sold fully furnished. In addition to the 3 the cottages, there is also a detached games room and laundry room.

### The Location

If you are looking for a rural retreat without the headache of being too far from the town facilities, then these 3 cottages offer the best of both worlds with

the beautiful Mid-Wales countryside surrounding the peaceful, rural hamlet of Heyope and the border town of Knighton found less than 5 miles away 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 butchers and a supermarket, a 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, a livestock market and bakery. Closer to Heyope and found approximately 1 mile away is the village of Knucklas, which also has a railway station, a community hall and a village pub named 'The Castle Inn'.

### Heating

Oil fired central heating and wood-burning stoves.

### Services

We are informed the lodges are connected to mains electricity. The lodges have private drainage via a septic tank and a private water supply via a bore hole.



### Tenure

Freehold tenure.

### Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 1-3MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

### Nearest Towns/Cities

- Knighton - Approximately 5 miles
- Presteigne – Approximately 11 miles
- Kington - Approximately 16 miles
- Bishops Castle - Approximately 14 miles
- Newtown - Approximately 21 miles
- Ludlow - Approximately 23 miles
- Llandrindod Wells - Approximately 25 miles
- Builth Wells - Approximately 32 miles
- Hereford - Approximately 36 miles
- Shrewsbury - Approximately 37 miles

### Agents Note

The cottages are currently used for holiday let use. Full time occupancy is not available. It is understood that based on the Welsh Governments new legislation introduced in 2022, the cottages must be available to let for a minimum of 252 days and let for a minimum of 182 days in any 12 month period. Any change of use will be subject to all necessary planning and permissions from Powys County Council.

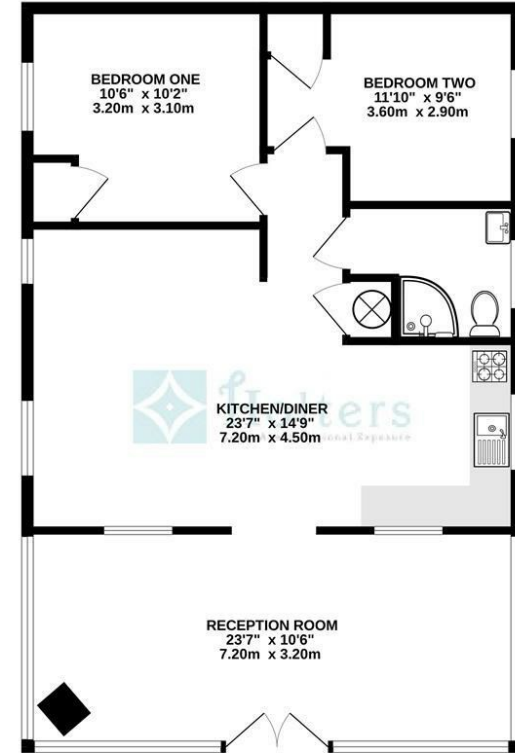
### Money Laundering Regulations

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 who agents they are give notice that: 1. These particulars are set out as a general outline for the guidance of intended purchasers or and do not constitute part of an offer or co 2. All descriptions, dimensions, reference to condition and necessary permissions for use occupation, and other details are given with responsibility and any intending purchaser tenants should not rely on them as statements representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each term of them. 3. The vendors or lessors do not make or give, and neither Holters for themselves nor any person in their employment have any authority to make or any representation or warranty whatever in relation to this property.

GROUND FLOOR  
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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