



Holders

Foresters House, Penybont Road, Whitton, Knighton, Powys, LD7 1NP

Offers in the region of £350,000



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Local Agent, National Exposure

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Branch out and leaf your worries behind! Introducing Foresters House, which is a well maintained 3 bedroom, detached house, offering 3 reception rooms, ample off road parking, a garage, generous-sized gardens and stunning views across the surrounding countryside.

Key Features

- Detached House
- 3 Bedrooms & 3 Reception Rooms
- Well Maintained Accommodation
- UPVC Double Glazed Windows
- Generous-Sized Gardens
- Ample Off Road Parking
- Attached Garage
- Adjoining Countryside
- Distant Views
- Edge of Village Location

The Property

Foresters House as the name suggests is a former Forestry Commission property which is situated on the very edge of the popular, semi-rural village of Whitton, which lies between the market towns of Knighton and Presteigne, close to the Welsh/English border.

Built in 1960, Foresters House offers the best of both town and country living by being positioned in a close knit village setting directly neighbouring 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.

Well maintained by the current owners including adding a new roof to the main property in 2021, this spacious accommodation comprises a hall, downstairs W.C, boiler room, a

useful utility room, a kitchen, dining room, hallway, living room and conservatory on the ground floor. On the first floor, a landing area gives way to all 3 bedrooms, a cupboard, bathroom and the separate W.C. All 3 bedrooms enjoy distant views over the garden and countryside.

Outside, the secure gardens are worthy of particular note and an ideal space for kids or pets to run around and play in. To the rear is a parking area provides ample off road parking for numerous vehicles and leads to the attached garage. A gate from the parking area leads into the largely paved rear garden area, which is stocked with a variety of shrubs and planted beds. The front garden is mainly laid to lawn, but like the rear is stocked with an array of flowered beds, shrubs, specimen trees and planted borders. In addition, there is a also a gravelled/paved seating area, which poses as the ideal spot to relax/entertain in within the warmer months of the year.

The Location

Foresters House 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.



Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E. Charge for 2023/24 is £2,265.32.

Services

We are informed the property is connected to mains water and electricity. Shared/private drainage.

Heating

Oil fired central heating.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 57-73MB. 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

What3Words

swells.pickup.back

Directions

From Knighton travel down into Whitton and at the crossroads turn right and continue for approx. 400 yards and the property is the last house on the right hand side.

Wayleaves, Easements and Rights of Way

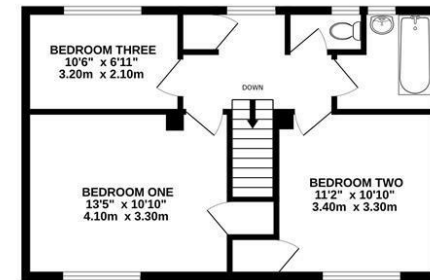
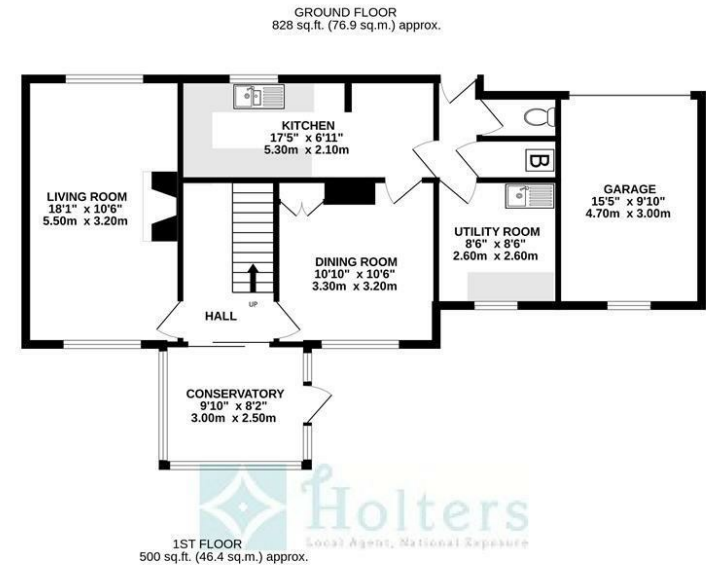
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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 of 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 : 1328 sq.ft. (123.3 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 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		81
(69-80) C		
(55-68) D	56	
(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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