



Holters

Local Agent, National Exposure

Balmacara, Presteigne Road, Knighton, Powys, LD7 1HY

Offers in excess of £450,000



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An individually designed, spacious, 4 bedroom detached house set within a sizeable plot in a sought after location on the edge of Knighton. Available with no upward chain, the property enjoys stunning views, ample off road parking, a double garage and gardens.

Key Features

- Detached House
- 4 Bedrooms & 2 Bathrooms
- Spacious & Well Maintained Accommodation
- Requiring Modernisation in Certain Areas
- Ample Off Road Parking
- Attached Double Garage
- Sizeable, Level Plot with Front, Side & Rear Gardens
- Stunning Rear Views Down the Teme Valley
- Available with No Upward Chain
- Sought After, Edge of Town Position

The Property

Introducing Balmacara, which is a unique and spacious, detached house found on the very edge of the market town of Knighton (Tref-y-Clawdd) directly on the Welsh/English border within the picturesque Teme Valley, offering 4 bedrooms, 2 reception rooms and 2 bathrooms.

Available to purchase with no upward chain, the property was individually designed and built within a sizeable plot in 1972 by the sole owners and occupiers and has been lovingly maintained ever since. However, modernisation is now required in certain areas. Balmacara also has the benefit of UPVC double glazed windows and external doors, as well as a relatively new boiler (age TBC), while there is an abundance of storage space within the eaves and the large loft.

Offering a pleasant frontward outlook across the neighbouring fields and stunning rear views down the Teme Valley, Balmacara is situated towards the top of one Knighton's most sought after addresses, Presteigne Road, owing

to its convenient distance from the town centre with its many independently owned shops and facilities, as well as the nursery/primary school and leisure centre/swimming pool.

Inside, the accommodation spans across 2 floors and is made up of an entrance porch, large hallway, dining room, sizeable living room, downstairs W.C, kitchen diner and a useful utility on the ground floor. While on the first floor, the landing area gives way to all 4 good-sized bedrooms, the bathroom and an airing cupboard. Bedroom one boasts having a private en-suite shower room as well as useful storage cupboard. A small door from within this storage cupboard allows access into an eave storage area. All 4 bedrooms enjoy far reaching views to either the front or rear of the property. In addition and accessed from the kitchen diner a small hall allows access out to the rear garden and also into the attached double garage.

Outside, the front of the property offers a n expansive parking area allowing private, off road parking for numerous cars. A gateway opens and provides vehicular access along the left side of the house to the rear garden if required, while to the right side of the house is a slightly sloped lawned area with accompanying mature trees, which leads to an old pond and a greenhouse. At the rear of the property finds the level, largely laid to lawn garden, which has planted borders stocked with a range of mature shrubs and trees. There is a also a useful garden shed and paving which runs directly along the back and both sides of the house. The rear garden

enjoys stunning views across the surrounding countryside and down the Teme Valley and poses as the perfect spot to relax/entertain in.

The Location

Balmacara is found approximately 500 metres from the main street, which 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.

Heating

The property has the benefit of gas fired central heating.

Services

We are informed the property is connected to all mains services.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F. Charge for 2024/25 is £2,961.86.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 27-36MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

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
 Newtown - Approximately 21 miles
 Builth Wells - Approximately 26 miles
 Hereford - Approximately 31 miles
 Shrewsbury - Approximately 38 miles

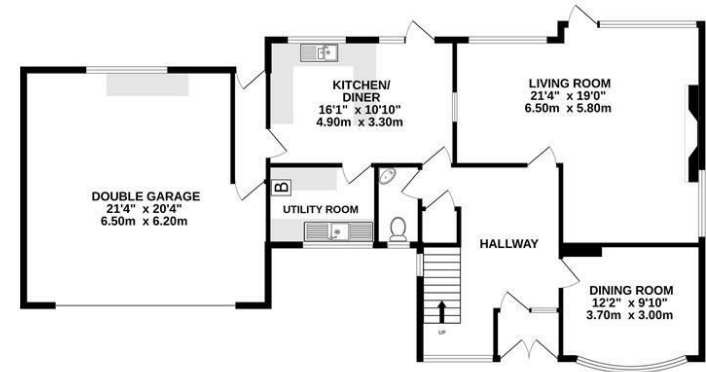
Money Laundering Regulations

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 provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

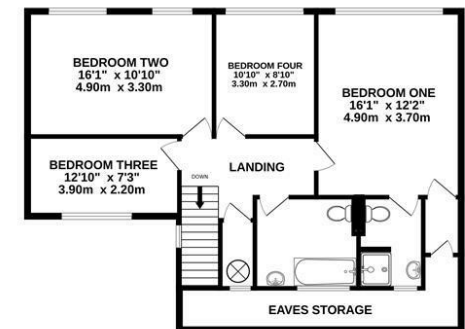
Consumer Protection

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 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.

GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.



1ST FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 2235 sq.ft. (207.6 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 for 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 C2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	68	
(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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