



Holters

Monaughty Cottage, Monaughty, Knighton, Powys, LD7 1SH

Offers in the region of £375,000



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Local Agent, National Exposure

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Game, Set and Match! Now that the tennis season is in full swing, you could serve up an ace buying this superb detached house, which truly has the Grand Slam appeal. With no upward chain and no near neighbours, Monaughty Cottage enjoys views over the surrounding grass courts/fields and has a range of useful out-buildings/workshops and is set in approx. 1/3 of an acre.

Key Features

- Detached House
- 3 Double Bedrooms & 2 Bathrooms
- 2 Reception Rooms
- Set Within Approx. 1/3 of an Acre
- Landscaped Gardens
- Views Across Surrounding Countryside
- Range of Out-Buildings/Workshop/Carport
- Available with No Upward Chain
- Semi-Rural Location with No Near Neighbours

The Property

Introducing Monaughty Cottage which is a detached property situated in a semi-rural position with no near neighbours just outside the hamlet of Monaughty, which lies between the market towns of Knighton and Presteigne, close to the scenic Welsh/English border.

Built in 1901 by The Birmingham Water Company using the same red bricks to line the pipeline running from Elan Valley to Birmingham, Monaughty Cottage has been lovingly improved and maintained by the same occupants since 1975, including the addition of a single storey side extension in the 1980's, which potentially could have a 2nd storey added, subject to all necessary permissions. The property was built as a linesman's house for the employees who monitored the line and pump house. Monaughty Cottage offers the best of both town and country living by enjoying beautiful views across the surrounding countryside and woodland with access to many walks and trails, while also being conveniently just 4

miles from Knighton's vibrant town centre with its many independently owned shops and facilities and 6 miles from the market town of Presteigne. Closer to home, the historic village of Llangunllo, which is served by a pub and a railway station is 2 miles away.

Available with no upward chain, Monaughty Cottage offers a pleasant blend of traditional and contemporary features, from quarry tiled flooring and a brick fireplace, to UPVC double glazed windows and fully owned thermal and electric solar panels. The house offers 3 double bedrooms, a shower room on both floors and 2 reception rooms, as well as a kitchen and useful utility room. The ground floor 3rd bedroom could also be used as a study. In addition, there is an extremely useful range of versatile rooms located in the building next to the house, which is perfect for those with hobbies or who work from home. Fitted with power, lighting, water and toilet facilities, currently this building is split into a studio/office, hobby room, workshop and store. Subject to planning, this building could potentially become a self-contained annexe if required.

Set in approximately a 1/3 of an acre plot, outside the landscaped gardens are worthy of particular note. A gated driveway leads to a paved turning circle in front of a double carport where overall there is parking for a number of vehicles. There are sections of lawn being interspersed with mature specimen trees and complemented by extensive well stocked floral and

herbaceous borders. Enjoying views across the neighbouring fields, the gardens provide ample space for outside furniture and an ideal, private spot to relax/entertain within the warmer months of the year. In addition, there is a decorative pond, which usually accommodates newts and frogs, hedged and fenced boundaries and a variety of mature shrubs and flowered beds.

The Location

Monaughty Cottage occupies an idyllic setting on the edge of the small hamlet of Monaughty, which is encompassed by picturesque countryside with rolling hill tops as far as the eye can see, Monaughty and nearby surroundings are a haven for nature enthusiasts, ramblers and cyclists and is also close to the famous Offa's Dyke footpath.

Rural, but certainly not isolated, the A488 runs through Monaughty, which leads north to the border town of Knighton (4 miles) and west to the spa town of Llandrindod Wells (14 miles). The market town of Presteigne is to the east (6 miles), while the village of Llangunllo is just 2 miles away.

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 2024 was once again named as one of the best small towns to live in by the Sunday Times.

Services

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

Heating

Electric heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E. Charge for 2023/24 is £2,506.19.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 30MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

- Knighton - Approximately 4 miles
- Presteigne - Approximately 6 miles
- Kington - Approximately 12 miles
- Llandrindod Wells - Approximately 14 miles
- Rhayader - Approximately 19 miles
- Builth Wells - Approximately 22 miles

What3words

dealings.objective.look

Wayleaves, Easements and Rights of Way

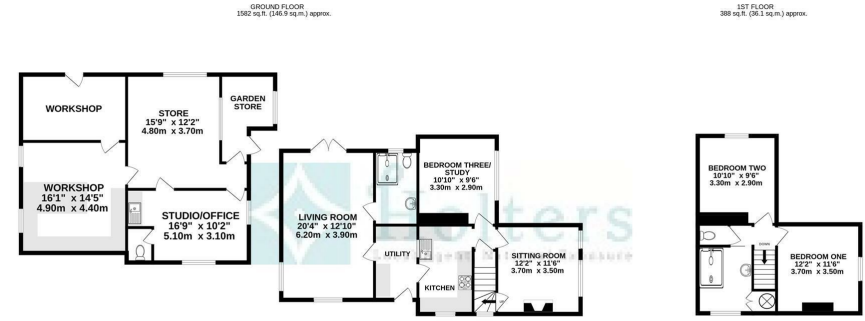
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. 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.



TOTAL FLOOR AREA: 1970 sq ft. (183.0 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 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 iC024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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