



Holters

Greenacre, Penybont Road, Knighton, Powys, LD7 1HB

Offers in the region of £350,000



Holters
Local Agent, National Exposure

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LOOKING FOR A PROPERTY ON THE VERY EDGE OF TOWN? If so, look no further! Greenacre is beautifully presented, detached house offering 4 bedrooms, 3 reception rooms, sizeable front, side and rear gardens, off road parking and distant views.

Key Features

- Detached House
- 4 Bedrooms
- 3 Reception Rooms
- Beautifully Presented Accommodation
- Front, Side & Rear Gardens
- Useful Out-Building/Utility
- Private Off Road Parking
- Approx. 0.5 Miles from Town Centre
- Distant Frontward Views
- Quiet, Edge of Town Position

The Property

Greenacre is a beautifully presented, detached house located on popular Penybont Road towards the edge of the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Built circa 1930's by the well-regarded, local building firm Richard's, Greenacre is a sizeable property set over 2 storeys accommodating 4 bedrooms, 2 separate reception rooms and a spacious, fully equipped kitchen diner. A relatively efficient home owing to good insulation levels and UPVC double glazed windows throughout, which not only retain the warmth, but also frame distant, frontward views across the town and towards Ffrydd Wood. In addition, each individual radiator is controlled using the Honey Homes App. Outside, the property offers sizeable front, side and rear gardens as well as private, off road parking and a useful out-building/utility. At the back of the rear garden is a decked seating area where the best views can be enjoyed.

Greenacre offers the best of both countryside and town living, by being conveniently 0.5 miles from the vibrant

town centre with its many independently owned shops and facilities, while in contrast, continue walking past the property and you will instantly find yourself surrounded by fields. Found the other side of the neighbouring property is a footpath, which adjoins a bridleway and national trail, which will lead you on a rural adventure.

Inside this superb house, the lovingly maintained accommodation is made up on the ground floor of an entrance lobby, hallway with stairs rising off to the first floor, spacious living room with front sun room off, study, kitchen diner with larder off, downstairs W.C and bedroom four, which could be used as an additional reception room if required. On the first floor, a landing area gives way to all 3 bedroom and the bathroom. The 2 front bedrooms enjoy far reaching views over the town.

Outside, a tarmac driveway provides private, off road parking while paved steps lead up to the house and paved and lawned front gardens. To the left side, paved steps lead to the rear garden, while to the right finds a useful out-building/utility, which is fitted with power, lighting and plumbing for appliances. The west-facing rear garden is largely laid to lawn and has well-defined fenced and hedged borders. At the top of the rear garden finds a raised decked seating area, which makes the most of the distant views and is a pleasant place to sit back and relax within the warmer months of the year.

The Location

Greenacre is found approximately 0.5 miles 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.

Services

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

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E. Charge for 2024/25 is £2,506.19.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 32-50MB. 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

What3words

allies.brands.stems

Money Laundering Regulations

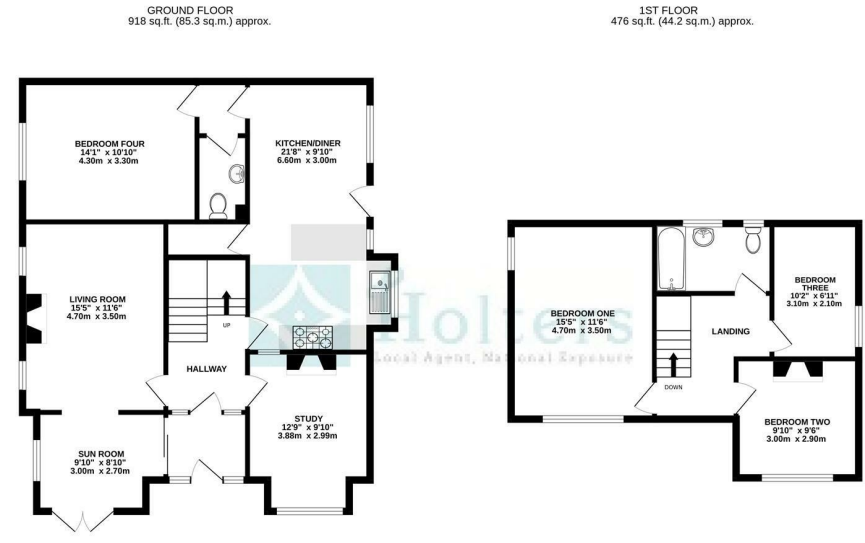
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective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

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.

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: 1394 sq.ft. (129.5 sq.m.) approx.
While 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 errors or mis-statements. 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			80
(69-80) C		67	
(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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