



Holters

Local Agent, National Exposure

Gelli-Aur, Presteigne Road, Knighton, Powys, LD7 1HY

Offers in excess of £400,000



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A unique, spacious, 4 bedroom detached house located in a sought after position on the edge of Knighton. Available with no upward chain, the property enjoys stunning views, ample off road parking, a garage and gardens.

Key Features

- Detached House
- 4 Double Bedrooms
- 2 Reception Rooms
- Open-Plan Kitchen Diner
- Spacious Accommodation
- Ample Off Road Parking
- Integral Garage
- Front, Side & Rear Gardens
- Backing onto Fields
- Stunning Views
- Available with No Upward Chain
- Sought After, Edge of Town Position

The Property

Introducing Gelli-Aur, 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.

Available to purchase with no upward chain, the property was individually designed and built in 1995 by the sole owner/occupier and offers 4 double bedrooms and 2 reception rooms and has been lovingly maintained, however modernisation is now required in certain areas.

Offering stunning frontward views up and down the Teme Valley and a superb rear outlook over adjoining fields, Gelli-Aur 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 a hallway with stairs rising off to the first floor and separate doors leading into 2 storage cupboards, the light and airy living room, the spacious kitchen diner, the second reception room, the downstairs bedroom, a bathroom and the integral garage. Doors from the kitchen diner lead into a larder/storage cupboard and the utility, while further doors from the utility lead into a useful W.C and out to the side garden. On the first floor, a landing area gives way to 3 further double bedrooms. Doors from the landing open to useful eave storage areas.

Outside, the front of the property offers a gated drive and an expansive parking area allowing private, off road parking for numerous cars and leads to an integral garage. To the right side of the property, is a further gravelled area for parking, while to the left is a largely laid to lawn garden. A pathway provides access right the way around the back of the house, while there is also a variety of mature shrubs and specimen trees and well-defined fenced and hedged borders. The south-west facing rear garden poses as a delightful spot to relax within the warmer months of the year while enjoying the views across the fields.

The Location

Gelli-Aur 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.

Services & Heating

We are informed the property is connected to mains water, electricity and drainage. Electric heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys 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 32MB. 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

squeaking.factually.liners

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.

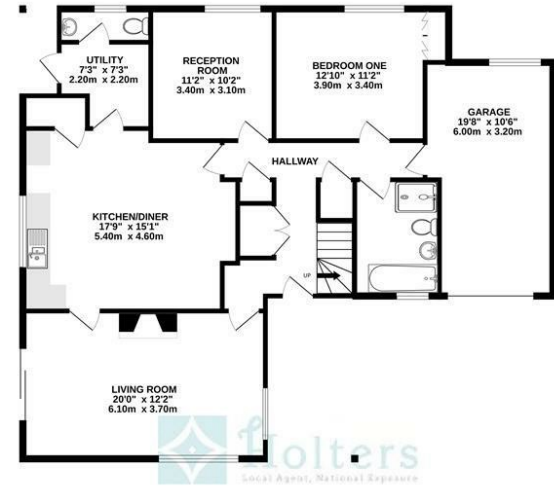
Money Laundering Regulations

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.

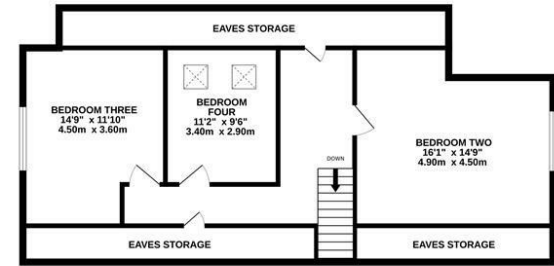
Consumer Protection

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 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
1363 sq.ft. (126.6 sq.m.) approx.



1ST FLOOR
863 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA: 2225 sq.ft. (206.7 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	59	
(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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