

# Holters

Local Agent, National Exposure

**Ladycroft, Llanfairwaterdine, Knighton, Shropshire, LD7 1TU**

**Offers in the region of £435,000**



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My Fair Ladycroft is a superb, 3 bedroom, detached bungalow, set in just under approx. 1 acre of wonderful gardens and enjoys stunning views across the surrounding countryside and is available with no upward chain! Beautifully presented, even the great Professor Higgins himself would Doolittle to change this fabulous property!

## Key Features

- Detached Bungalow
- 3 Bedrooms & 2 Bathrooms
- Beautifully Presented Accommodation
- Set in Approx. Just Under 1 Acre
- Wonderful Gardens & Impressive Balcony Area
- Available with No Upward Chain
- Gated Driveway
- Detached Studio/Summerhouse
- Stunning Countryside Views
- Private, Elevated Position
- Central Village Location

## The Property

Introducing Ladycroft, which is a beautifully presented, detached bungalow found in the semi-rural Shropshire village of Llanfairwaterdine within the picturesque Teme Valley, just 4 miles from the popular market town of Knighton (Tref-Y-Clawdd). Llanfairwaterdine is a small, but close knit and very friendly community, which embraces the 'laid back' lifestyle and is situated marginally on the English side of the Welsh/English border.

Vastly improved and lovingly cared for by the present owner over recent years, Ladycroft was originally built in the 1960's and sits in the middle of a large plot stretching to approximately just under 1 acre of beautifully nurtured gardens. The bungalow itself is located in the middle of the village, opposite the village hall, in a slightly elevated position, which allows the property to be private and enjoy stunning views across the surrounding countryside and River Teme. In addition, the dwelling has a superb, south facing balcony area, which is accessed straight off the lounge diner and ideal for entertaining/relaxing on, while at the top of the garden there is a delightful detached studio/summerhouse, which is a perfect getaway for anyone wanting peace and quiet while they work, read or relax. From the roadside, there is a gated drive which provides off road parking for a number of vehicles.

Recent refurbishments to the property include a new kitchen, bathroom and en-suite, new radiators and an electric fired 'Fischer' central heating system, an electrical re-wire, re-decoration throughout, a new wood-burning stove, new UPVC double glazed windows to the majority of the property (excluding wooden windows to front), a new flat roof to rear and improvements to the existing main roof, as well as additional insulation in the loft, to mention a select few.

Inside, an entrance lobby leads into the recently installed L-shaped kitchen, which has separate doors leading off to a storage cupboard, bedroom's one and three, the spacious lounge diner and an inner hall which leads to the luxurious bathroom. Bedroom one also boasts having a refitted private en-suite shower room. Flooded with natural light owing to large windows spanning the entire width of the room and framing the beautiful countryside views, the lounge diner has ample space for a three-piece-suite, a set of table and chairs and has a focal point by way of a wood-burning stove. From the lounge diner a door opens into bedroom two, while French doors open out to the fantastic balcony area! It is also worth mentioning that under the lounge diner is an incredibly useful storage area.

Perfect for any horticultural enthusiast to get their green fingers stuck into, the gardens are worthy of particular note with vast sections of lawn interspersed with mature specimen trees and complemented by extensive, well stocked floral, herbaceous borders and flowered beds. From the driveway, a gravelled path leads up through the garden to the entrance door and paved seating area. In addition, there are 2 useful garden sheds, a log store, raised beds and a greenhouse, while found at the top of the garden is the detached studio/summerhouse complete with its own decked balcony area.

Whether you are looking for a quiet residence to retire to, miles from the hustle and bustle of city

life, or even a larger property surrounded by glorious countryside for your family to grow up in, you can be sure that by purchasing Ladycroft you would have acquired a truly wonderful bungalow, which any new owner would be proud to call "home"!

## The Location

If you are looking for a rural retreat without the headache of being too far from town facilities, then Ladycroft offers the best of both worlds with the beautiful Shropshire/Mid-Wales countryside surrounding the village of Llanfairwaterdine, while conveniently being less than 4 miles away from the border town of Knighton (Tref-Y-Clawdd) with its vibrant main street hosting a variety of local groceries, retail shops and family run businesses.

Overall, Knighton offers a good amount of facilities and services including a supermarket, a nursery/primary school, a railway station, a post office, a variety of sports clubs which includes a golf course, a builders merchants, regular bus routes, a selection of public houses, cafés and restaurants, a leisure centre/swimming pool, a livestock market, a butchers and a bakery, plus much more.

The town features a large community centre which has a strong volunteer network attached to it. The centre holds a monthly community market and in addition a number of charities, organisations and clubs use the centre for their activities. 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, 18 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 mains water and electricity and has private septic tank drainage.

Heating

Electric fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C. Charge for 2024/25 is £1,827.68.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of up to 500MB. 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 11 miles
- Bishops Castle - Approximately 14 miles
- Kington - Approximately 16 miles
- Bishops Castle - Approximately 14 miles
- Newtown - Approximately 19 miles
- Llandrindod Wells - Approximately 23 miles
- Ludlow - Approximately 24 miles
- Builth Wells - Approximately 31 miles

What3words

headings.tile.husband

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.

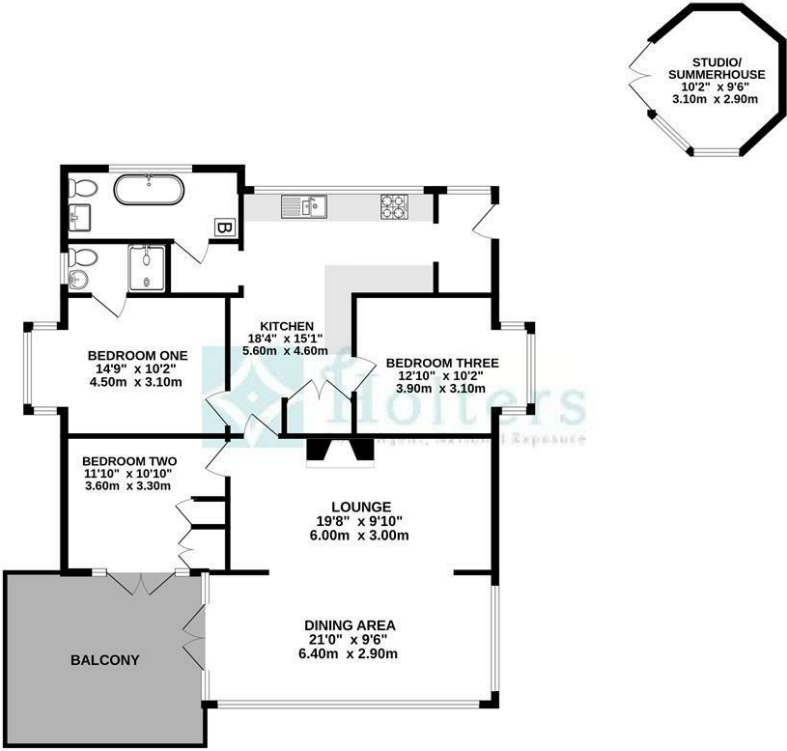
Money Laundering Regulations

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 -  
Holders for themselves and for the vendors or lessors of this property whose agents they 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 Holders 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  
1187 sq.ft. (110.3 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



