



Holters

Local Agent, National Exposure

Belmont Cottage, 1 Belmont, Knucklas, Knighton, LD7 1PP

Offers in the region of £499,950



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A superb, recently refurbished, detached village property offering stunning and spacious interior, 4 double bedrooms, 4 reception rooms, 3 bathrooms, a sizeable, south-facing garden, off road parking, stunning views and a detached barn/out-buildings. The list of features just goes on and on!

Key Features

- Detached Period Property
- Refurbished & Beautifully Presented
- Accommodation
- 4 Double Bedrooms & 3 Bathrooms
- 4 Reception Rooms
- Good-Sized, South-Facing Landscaped Gardens
- Ample Off Road Parking
- Distant Countryside Views
- Detached, 2 Storey Barn/Out-Building
- Suitable for Multi-Generational Living
- Popular, Central Village Position

The Property

Introducing Belmont Cottage, which is a recently refurbished, beautifully presented, detached house located in the popular village of Knucklas close to the Welsh/English border in the picturesque Teme Valley. Offering the best of both country and town living, this superb property enjoys panoramic views overlooking the surrounding hills and down the Teme Valley, as well as also being conveniently situated approximately 2.5 miles from the market town of Knighton with its many shops and facilities. Closer to home, the village pub, the village hall and the train station are all found within a 1/4 of a mile of the dwelling.

This period property, was originally a pair of semi-detached cottages before being converted into 1 larger dwelling in more recent years. The house retains separate stairwells, bathrooms and entrances and could work perfect for those seeking a property suitable for multi-generational living. Belmont Cottage showcases many character features including exposed timbers, stonework and fireplaces, the current vendors have refurbished the property to a high standard and have overseen works inside such as the installation of a new kitchen/diner, a completely new shower room, 2 new boilers and a re-decoration, all just to name a select few. Outside, they have extended the parking area and terraced the adjoining garden, had the chimneys repaired and had a retaining wall built at the rear creating a barrier between the

bank and the back of the house. The property also has the benefit of UPVC double glazed windows and external doors.

Inside, the accommodations spans across 2 floors and is made up on the ground floor of an entrance hall with stairs rising off to the first floor, sitting room, living room, a dining room with further stairs rising off to the first floor, a fully equipped kitchen/diner with a number of integrated appliances, a useful store room and a utility room. The sitting room and living room both have impressive inglenook fireplaces while the dining room has a feature fireplace with a Clearview wood burning stove. The kitchen/diner and dining room have underfloor heating. On the first floor and accessed from the entrance hallway, a landing area gives way to 2 double bedrooms, a study/bedroom five and a shower room. Although there is an interlinking door from off the one bedroom to the other end of the cottage, the main access is via the 2nd stairwell from the dining room where another landing area gives way to a useful cupboard, 2 shower rooms and 2 further double bedrooms. 2 of the bedrooms have feature fireplaces, while all 4 enjoy countryside views to the front.

Outside, to the left of the property is a gravelled parking area with space for 3 vehicles, as well as the fore-mentioned newly installed terraced garden where views of Knucklas's famous viaduct are on offer. Found largely to the front and right side of the house, the beautiful gardens are worthy of particular note and are perfect for horticultural enthusiasts to get their green fingers stuck into! Overall, the gardens are well stocked with a variety of mature shrubs, specimen trees and planted beds, as well as vast section of lawn and well-defined fenced and hedged borders. Paved seating areas at both ends of the property allow the opportunity to follow the sun throughout the day and pose as perfect spots to relax within the warmer months of the year while enjoying the distant views. To the right side of the property finds a potting shed, outside W.C and a useful

garden shed. The bank to the rear of the property has been well maintained and is mainly planted with shrubs. In addition a real feature to the property is detached barn/out-building which is found adjacent the front of the house and could be an ideal workshop or fantastic storage space.

This fabulous property fully caters for the needs of modern day living and could be a superb family home for children to grow up in and be a part of such a close knit community, or perhaps a peaceful house to retire to, where you can remain undisturbed and enjoy long summer days pottering around in the garden and admiring the far-reaching views, a million miles from the hustle and bustle of busy city life. A truly magnificent house, which any owner would be proud to call "home"!

The Location

With its beautiful surroundings, stunning views and rural location, Knucklas is the largest village in the upper Teme Valley, above Knighton. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits. The area has a scattered population of around 350 amongst the surrounding hills. There is a variety of types and ages of properties, some very old traditional farm buildings but also new homes. You will only be 2.5 miles from Knighton, which offers many amenities for your convenience including a supermarket, shops, coffee shops, hotels, pubs, cafes, schools and many other recreational facilities. Through the village runs the B4355 from Knighton, up the Teme Valley and over the hills to Newtown. There is also the added bonus of a railway station, on the Heart of Wales line between Swansea and Shrewsbury which passes over the Knucklas's famous grade II* listed, 13 arch and 23m high viaduct built around 1860. The village also offers regular bus services throughout the day making your village



location rural but with the option to be more connected as and when you need. Knucklas also has traditional pub called The Castle Inn, as well as a vibrant community hall, which hosts a variety of activities and functions throughout the year and a play park.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band G.

Services

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

Heating

LP gas fired central heating.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 40MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Knighton - Approximately 2.5 miles
- Presteigne – Approximately 9 miles
- Kington - Approximately 14 miles
- Bishops Castle - Approximately 12 miles
- Newtown - Approximately 19 miles
- Ludlow - Approximately 22 miles
- Llandrindod Wells - Approximately 23 miles
- Builth Wells - Approximately 30 miles
- Hereford - Approximately 34 miles
- Shrewsbury - Approximately 35 miles

What3words

light.escalates.camera

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

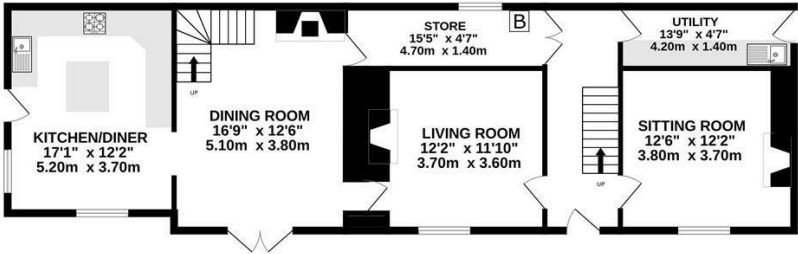
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective 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
947 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 1956 sq.ft. (181.7 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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