

Tiled House, Rhos-Y-Meirch, Knighton, Powys, LD7 1NG Offers in the region of £650,000



Tiled House, Rhos-Y-Meirch, Knighton, Powys, LD7 1NG

gardens, out-buildings and an approx. 1 acre paddock, enjoying wonderful views across the surrounding countryside! A MUST view!

Kev Features

- Detached Cottage
- 3 Double Bedrooms & 4 Reception Rooms
- Well Maintained Accommodation
- Period Features Throughout
- Large, Beautifully Landscaped Gardens
- Out-Buildings/Workshop & Garage/Carport
- Approx. 1 Acre Paddock with Pond
- Surrounding by Glorious Countryside
- Stunning Frontward Views
- Rural Location, Approx. 2 Miles from Knighton Town
- Grade II Listed

The Property

Peacefully located in a rural setting, close to the English/Welsh border and surrounded by glorious countryside, it is hard to believe the popular, Welsh, market towns of Knighton and Presteigne are both conveniently found within approximately 2 miles & 5 miles of the property. That is one of the many attractions of Tiled House! You can have your own slice of 'the good life' with no one to bother you apart from the tweeting birds, bleating sheep, mooing cows and occasional passing tractor or vehicle, yet if you run out of milk for your morning coffee, you can pop to the local shop and be back before the kettle has finished boiling. Well, perhaps not quite, but close anyway.

If ever there was a property which was more about the lifestyle it offers, than the stone, timber, bricks and mortar it has been built with, then this is it! While the property itself is a well maintained, detached, 3 bedroom, traditional Welsh longhouse, it is the rural yet convenient location, the stunning encompassing scenery, the large, landscaped gardens, adjacent paddock totalling approximately 1 acre and the versatile out-buildings, which will really sparks your imagination. The possibilities this property offers are

space, peace or inspiration then Tiled House can cupboards, while a door at the front of the kitchen leads accommodate you. With an old stone, 2 storey into a small hall/cloak area, which provides access to become a reality! For those of an active disposition, built-in wardrobes. especially walkers, the property is just a field away from the famous Offas Dyke footpath.

workers cottages apart of the Gwernafel Estate, Tiled carport/garage. Also at the front and right side of the House is a Grade II Listed building, which has been property are decorative gardens planted with low-lined extended over the years with the most recent rear hedges and flowered beds. To the rear of the cottage is a garden/dining room and study added by the previous large, beautifully landscaped patio area with stone owner approximately 25 years ago. In addition, the facade walls, flowered beds and stone steps leading to property has been meticulously refurbished over the the garden, which is split between an orchard, pond, past number of years to its current condition, while vegetable plot and wild garden areas, as well as large making sure the property retains its original character lawned sections, shrubs and mature trees.. At the top of throughout. As a result, Tiled House offers a pleasant the rear garden is where you will find the best views the blend of contemporary and traditional features, property has on offer. From here it really is the most including an inglenook fireplace, exposed timbers, idyllic place to watch a sunset on a warm summers original flagstone flooring and oak finishings, just to evening. To the right side of the property is the mention a select few. Within the last few years, the versatile, 2 storey workshop/out-building, which is property has also had a new boiler and septic tank installed with power and lighting, while adjacent the installed, as well as a new downstairs shower room suite. front of the property finds the paddock, complete with a

Approached from the parking area, a entrance door to open-fronted barn. the right side of the cottage leads into an entrance hall, which has stairs rising up to the third bedroom and Offering the tranquillity so many of us desire, a million staircase rises to the first floor and doors lead into the House is ready for the new occupiers to simply move in a fourth/downstairs bedroom. The kitchen diner is

The most stunning, detached, rural cottage with large endless, whatever your passion in life! If you need installed with a matching range of base and wall workshop/out-building, a sizeable, 3 bay, open-fronted the 'official' oak front door, while a further door to the barn, a hard-standing parking area, potential for rear leads into the light and airy, glass vaulted stabling, a sizeable paddock for a horse to run around in garden/dining room, which provides access out to the and easy access to an adjoining bridleway, this property rear garden/patio and also into a useful larder and could be ideal for equestrian enthusiast. Maybe you utility area. Upstairs, the rooms enjoy vaulted ceilings, have dreamed about moving to the countryside and exposed timbers and stunning views. A landing area becoming a smallholder, well with the barn and good gives way to a useful storage cupboard, the house grazing ground, Tiled House could also allow that dream bathroom and the 2 double bedrooms, which both offer

> Outside, Tiled House has off road parking for a number of vehicles, while adjacent the cottage is the open-Originally built circa 17th Century as 2 separate farm fronted barn, which also poses as a useful pond. Access to the paddock is via a gateway next to the

> doors leading into the sitting room, a downstairs W.C. miles from the hustle and bustle of city living, Tiled and a shower room. The sitting room features an House could be just what you are looking for if distant inglenook fireplace with inset 'Clearview' wood-burning views, natural wildlife, beautiful countryside and rolling stove and has separate doors leading outside to the rear hill tops as far as the eye can see is what you are after. patio area and into the reception hall, where a further An attractive property with plenty of history, Tiled kitchen diner and the study, which could also be used as the furniture and personal belongings, sit back and enjoy the laid back lifestyle this truly magnificent dwelling offers. A must view in our eyes!

The Location

run businesses. Knighton offers a vast amount of home to educational facilities to suit all ages, Presteigne side after approximately 350 yards. facilities and services varying from a butchers and a Primary School is under a mile away and the newly supermarket, a primary school, a railway station, a post reformed John Beddoes Campus provides secondary office, a variety of sports clubs which includes a golf education up to GCSE level, acting as a campus of course, a builders merchants, regular bus routes, a Newtown High School. selection of public houses and restaurants, a leisure centre, a livestock market, bakeries and a library. The town features a 'fortnightly farmers' market' and also benefits from having a thriving artistic community to include the Writers Group, a number of painters, art galleries, potters and craftsmen. Still a thriving market town spear headed by local organisations, Knighton is a peaceful town offering breath taking, picturesque Tenure 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 area's accessible nearby.

Presteigne sits alongside the river Lugg, at the corner of the three counties of Shropshire, Herefordshire and Powys, within a short drive to Hay-On-Wye, Hereford, Ludlow and Shrewsbury, surrounded by beautiful, unspoilt countryside, perfect for walking and cycle rides and was named again as one of the best small towns to live in by the Sunday Times in 2018. Just to the west are Radnor Forest and Offa's Dyke. Go slightly south west and you can browse the book shops of Hay-On-Wye, and to the east you can sample the renowned culinary delights of Ludlow. Hereford, with its Cathedral, is 26 miles away and in between there are activities and visits to satisfy a whole variety of tastes. The High Street has a good range of individual shops, restaurants, pubs, hotels and services. There's even a Michelin starred restaurant five miles outside Presteigne. Throughout the year the senses are served with a range of musical and arts based events; The Presteigne Music Festival is a prestigious and internationally renowned regular event

and throughout the year other musical events provide a Whitton/Walton), then turn right signposted Rhos-Y-

Services

We are informed the property is connected to all mains water and electricity. Private, septic tank drainage.

Heating

Oil fired central heating and a wood-burning stove.

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 41MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Knighton - Approximately 2 miles Presteigne – Approximately 5 miles Kington - Approximately 10 miles Llandrindod Wells - Approximately 18 miles Leominster - Approximately 19 miles Ludlow - Approximately 21 miles Builth Wells - Approximately 24 miles Newtown - Approximately 24 miles Hereford - Approximately 30 miles

What3words

shipvards.tester.thud

Directions

From Knighton continue along the A4113 and turn right onto the B4355 heading towards Presteigne. After approx. 1.5 miles turn right onto the B4357 (signposted

Tiled House sits in the semi-rural, picturesque country rich and eclectic menu. There is a calendar of high Meirch after approx. 200 yards (next to the school bus setting of Rhos-Y-Meirch approximately 2 miles from quality art exhibitions throughout the year, whilst the stop). Continue along this road and take the next right the border town of Knighton (Tref-Y-Clawdd), which Church of St Andrew's permanently houses its own hand turn after approx. 0.25 miles. Continue along the hosts a variety of local groceries, retail shops and family treasure, a 16th century Flemish Tapestry. The town is lane and the Tiled House is located on the right hand

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.

Wavleaves, Easements and Rights of Wav

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.

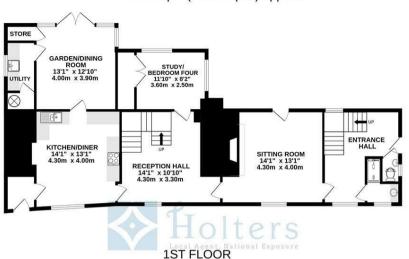
Consumer Protection

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.





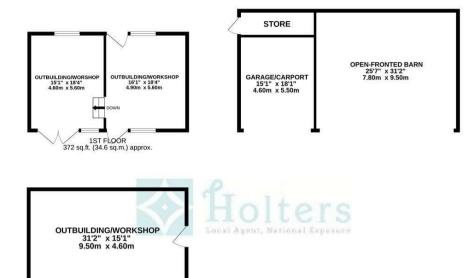
GROUND FLOOR 1134 sq.ft. (105.4 sq.m.) approx.



824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 1959 sq.ft. (182.0 sq.m.) approx. ry attempt has been made to ensure the accuracy of the floorigan contained here, measurements windows, some said any other terms are approximate and no responsibility is taken for any entry, or mentalement in the flooring terms are approximate and no responsibility is taken for any entry, or mentalement in the flooring terms are approximate and no responsibility is taken for any entry, purchase. The is to find the flooring terms are also the said to the purchase of the said to the said



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 sq.m.) approx.

