



Holters
Local Agent, National Exposure

15 Mill Green, Knighton, LD7 1EE

Offers in the region of £245,000

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ATTRACTIVELY PRICED WITH A MOTIVATED SELLER! There are a Million reasons why you should view this detached, period house in Mill Green, but we will start with a select few... 2 double bedrooms, 3 reception rooms, recently refurbished throughout, town centre position, south-west facing front garden & side/rear courtyard... How many more reasons do you need to book a viewing?

Key Features

- Detached House
- 2 Double Bedrooms
- 3 Reception Rooms
- Recently Refurbished
- Beautifully Presented Accommodation
- Period Features
- South-West Facing Front Garden & Rear Courtyard
- Available with No Upward Chain
- Approx. 500 Yards from Town Centre
- Quiet Location

The Property

Introducing No.15 Mill Green, which is a detached, period house located in the heart of the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Dating back circa mid-18th century and retaining original features such as exposed timbers and brickwork and steel framed windows whilst also offering a pleasant blend of contemporary finishings, this south-west facing, recently refurbished property has 2 double bedrooms, 3 reception rooms and 1 bathroom. Outside, the property benefits a sizeable, landscaped front garden and a low maintenance side/rear courtyard garden. Available to purchase with no upward chain, the property has a 'Worcester' combi boiler and the benefit of fully owned solar panels and feed-in tariff, which helps significantly reduce the electricity costs. The property does not have designated parking, however ample unrestricted parking is available out-front, which the owner uses everyday without any problems whatsoever.

Beautifully presented throughout, No.15

Mill Green is situated within a peaceful, tucked-away area of Knighton, yet approximately 500 yards from the vibrant town centre with its many independently owned shops and facilities, as well as the railway station and the famous Offa's Dyke centre, which directly behind has a large play park and playing field and of course the Offa's Dyke footpath, which within a short 5 minute walk leads you straight into the picturesque countryside and alongside the River Teme. Further afield finds the nursery & primary school and leisure centre/swimming pool.

Inside, the accommodation spans across 2 storeys and is made up on the ground floor of a oak framed sun/reception room, which could be used for a variety of purposes, an open-plan living room with a feature fireplace and stairs rising off to the first floor, the newly installed kitchen/diner, a study with separate rear access, a useful utility and a W.C. On the first floor, a landing area gives way to the bathroom, which also houses the boiler and the 2 double bedrooms, which are positioned at either end of the property.

Outside, the south-west facing front garden is worthy of particular note and is a delightful space to relax within the warmer months of the year. The garden has walled borders and is stocked with a wide variety of mature shrubs and specimen trees, along with flowered beds, a summerhouse, storage sheds, lawned sections and has gravelled and paved pathways providing access to all corners. The side/rear courtyard garden is gravelled and paved for ease of maintenance and a door allows access back into the house via the study.

The Location

15 Mill Green is found approximately 500 yards 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 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, gas and electricity. Private septic tank drainage.

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 D.

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

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 73MB. Interested parties are advised to make their own enquiries.

What3words

lays.steping.reissued

Agents Note*

The house has suffered from flooding in the past. In recent years money has been spent on preventative and protective measures on both the property and the River Teme. We are led to believe the property remains insurable and mortgageable.

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.

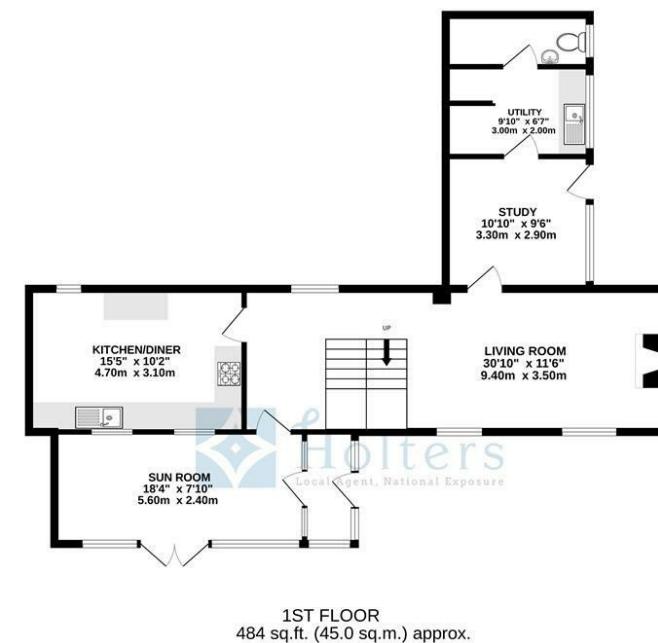
Wayleaves, Easements and Rights of Way

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.

GROUND FLOOR
 865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
 484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the information 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 operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		92
(81-91) B		69
(69-80) C		
(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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