



**18 Noble Court, Knighton, Powys, LD7 1LB**

**Offers in the region of £249,950**





## 18 Noble Court, Knighton, Powys, LD7 1LB

Become noble by buying No.18 Noble Court and be the prince/princess of this well-presented, semi-detached palace! Offering 3 bedrooms, stunning views, a pleasant rear garden, parking and a garage, get in touch today to arrange your grand tour!

### Key Features

- Semi-Detached House
- 3 Bedrooms
- Well Presented Accommodation
- Pleasant Rear Garden
- Distant Front & Rear Countryside Views
- Garage & Off Road Parking
- Part of Sought After, Modern Development
- Approx. 250 Yards from Nursery/Primary School
- Approx. 250 yards from Leisure Centre/Swimming Pool
- Approx. 3/4 of a Mile from Town Centre
- EPC C

### The Property

Introducing No.18 Noble Court, which is a well presented, semi-detached modern house located in the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Built in 2008, No.18 is tucked away towards the far end of the Noble Court development and set amongst a small number of other similarly aged 2-4 bedroom properties and presents many attractive features such as 3 bedrooms, a driveway providing off road parking, a garage and a pleasant rear garden.

The house offers beautiful front and rear views towards Kinsley Wood and across the surrounding Powys & Shropshire countryside and is situated approximately 0.75 miles from Knighton's vibrant town centre with its many independently owned shops and facilities. The dwelling is also conveniently positioned approximately 250 yards from Knighton Nursery/Primary School and Leisure Centre/Swimming Pool.

Inside, the ground floor accommodation is made up of an entrance hall with W.C off and a further door opening to the hallway with stairs rising to the first floor accommodation and separate doors leading into the kitchen, an understair storage cupboard and the lounge/diner, which has ample space for a three-piece-suite and set of dining table and chairs, as well as a feature 'Clearview' wood-burning stove. From the lounge/diner glazed patio doors provide access out to the rear garden. In addition, the kitchen also houses a newly installed 'Ideal' combination boiler. On the first floor, a landing area gives way to the bathroom, a useful storage cupboard and 3 bedrooms, which all enjoy distant countryside views. Bedroom one also has the added benefit of a storage cupboard and a fitted wardrobe.

Outside, a tarmac driveway to the side of the property provides off road parking for up to 3 vehicles and leads to the garage. The front garden area is largely gravelled with fenced boundaries. A side gate between the house and garage provides access into the rear garden, which is mainly split into 2 sections. The area nearest the property is paved and poses as an ideal seating and entertaining space within the warmer months of the year, while the rest of the rear garden is largely laid to lawn, asides to a small vegetable plot found behind the garage and is perfect for horticultural enthusiasts to get stuck into! Distant views also provide the rear garden with a delightful backdrop.

Overall, this superb dwelling is open to a variety of buyer types and could be ideally suited for first time purchasers,

buyers seeking to downsize and nearer to everyday facilities, or perhaps a young family looking for more space and close to the local primary school for their children. Either way, you can be sure that whoever the lucky new owner/s of this house are, would have acquired a splendid property, ready to move straight into and start calling "home"!

### The Location

Noble Court is located approximately 3/4 of a mile 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**

We are informed the property is connected to all mains services.

**Heating**

The property has the benefit of gas fired central heating and a wood-burning stove.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Powys County Council - Band C. Charge for 2023/24 is £1,689.17.

**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**

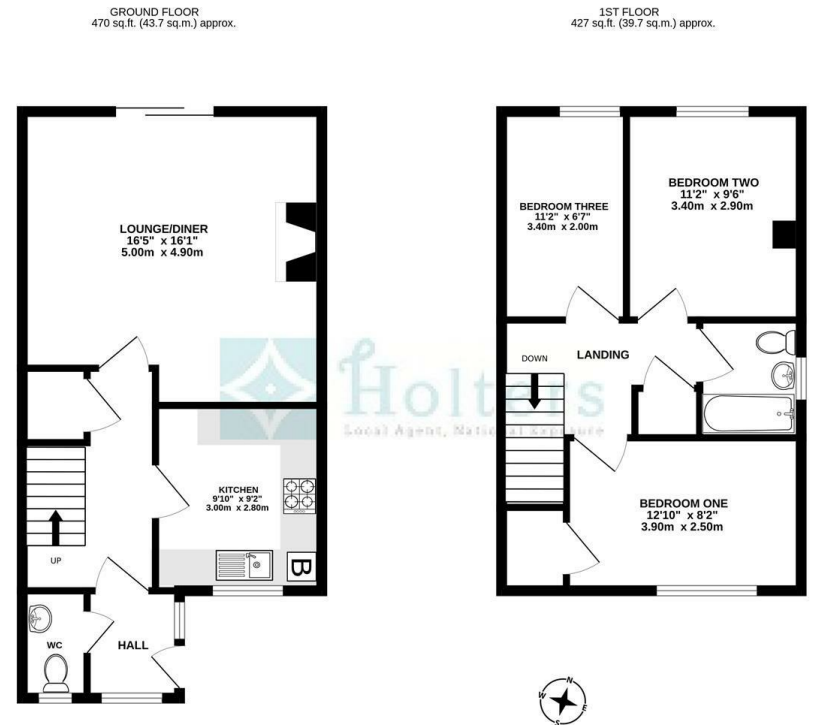
Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 46MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

**Money Laundering Regulations**

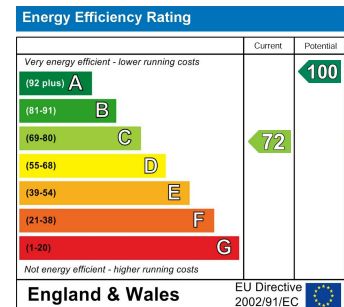
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

**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 has any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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 guidance 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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