



The Manse, Victoria Road, Knighton, Powys, LD7 1BD

Offers in the region of £265,000



Holters
Local Agent, National Exposure

The Manse, Victoria Road, Knighton, Powys, LD7 1BD

A magnificent 4 bedroom and 3 reception room Edwardian House, located in the heart of Knighton. With no upward chain, a south-west facing rear garden, views across Kinsley Wood and within a short walk to the shops.

Key Features

- Semi-Detached Edwardian House
- 4 Double Bedrooms
- 3 Reception Rooms
- Period Features
- Lower Ground Floor Hobby Room/Bedroom 4
- Countryside Views
- South-West Facing Rear Garden
- Available with No Upward Chain
- Town Centre Location

The Property

The Manse is a characterful, semi-detached, Edwardian house located in the heart of the scenic and historic market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border surrounded by picturesque countryside and rolling hills.

Available with no upward chain and offering period features to include stained glass windows, quarry tiled flooring, fireplaces and a converted cellar room, this deceptively spacious, 3 storey, 4 double bedrooomed property is conveniently located approximately 200 yards from Knighton's town centre, which has a number of cafes, public houses and shops in addition to a supermarket. Further afield finds the nursery & primary school, leisure centre and train station, which are all within approximately 0.5 miles. In addition, located in neighbouring West Street, finds 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. Lovingly maintained over the years, The Manse does now require modernisation in certain areas.

Outside there are front, side and rear gardens, which are laid to lawn, along with flowered beds and a mixture of mature shrubs. A path leads from the front gate to the front door and along the side of the house to the rear garden. The south-west facing rear garden has the addition of 2 useful storage/potting sheds and a vegetable patch. Parking-wise, there is no designated parking, however, unrestricted parking is located directly out front.

Inside, the front door opens into the impressive hallway, which has stairs rising up to the first floor and separate doors leading into the sitting room, living room and dining room. A further door leads down the hobby room/fourth bedroom on the lower ground floor. Both the sitting room and living room have feature fireplaces and bay windows. From the dining room a door accesses the kitchen, while a further door leads into the rear utility. A door from the kitchen opens out to the garden. Upstairs, a landing area gives way to the 3 double bedrooms and the house bathroom. Distant countryside views over neighbouring rooftops are enjoyed from the first floor.

The Location

The Manse is found approximately 200 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 all mains services.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys Council - Band E. Charge for 2024/25 is £2,506.19.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 52-73MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

Presteigne – Approximately 7 miles
Kington - Approximately 12 miles
Bishops Castle - Approximately 13 miles
Llandrindod Wells - Approximately 19 miles
Ludlow - Approximately 18 miles

Newtown - Approximately 21 miles
Builth Wells - Approximately 26 miles
Hereford - Approximately 31 miles
Shrewsbury - Approximately 38 miles

What3words

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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.

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.



