



Lantern House, 19, High Street, Knighton, LD7 1AT

Offers In The Region Of £295,000

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# Lantern House, 19, High Street,

Knighton,

A wonderful Grade II Listed Georgian town house, with over 2000 sq ft of accommodation, located in the heart of "The Narrows" in Knighton formerly an Inn which once believed to be own by the Duke of Chandos. The property has a wealth of period features with additions added during the 1800s and 1900s to create a substantial home with accommodation over four floors to include four bedrooms, four reception rooms and elevated views over the town and beyond.

- Period town house
- Georgian features
- Four bedrooms, four reception rooms
- Restored by the current owner
- Elevated views
- Grade II Listed
- Garden and parking to rear
- EPC Not required

## Directions

From our office on Broad Street proceed up the hill onto the High Street (or known locally as the Narrows) passing W E Price and staying to the left when the road forks. The property is a short walk up the pedestrian street on your left hand side.

## Introduction

Lantern House is a substantial period property dating back to the 1700s and was once a former Inn with the neighbouring properties. The current owner has updated the property to create a wonderful home full of period features over four floors to include four bedrooms and four reception rooms with views at the rear over the town and hills beyond. The property has a garden to the rear and parking for a vehicle.

The accommodation comprises: entrance hall, dining room, home office, kitchen, pantry, living room, library, craft room, four bedrooms, three shower room and a utility space.

## Property description

The front is approached off the High Street leading into the entrance hall which leads through to the dining room and then further into the main home. The windows to the front are period windows but have had wonderful shutters added by the current owner which allow loads of light into the home but create the privacy needed for the home owners. The dining space has plenty of room for a table and chairs and has had wood floors, wood panelling to the walls and exposed beams. The dining room flows through to the kitchen and the home office is to your right, there is also a pantry which is shelved and perfect for storing food.

The home office has shuttered windows, hard wood floors and a window seat in the chimney breast. The kitchen has a an Aga in the Inglenook fireplace with the same hard floors coming though from the front of the house. the kitchen is made of dressers and cabinets with wooden worktops and a door leading to the rear garden. The current owner has been lead to believe the rear wall of the home is Jacobean in age and potentially formed part of the castle walls with the former castle being located just up the hill.

On the first floor you find two reception rooms, the front room being the living room with partially exposed original floorboards and then a suspended hard wood floor to create level flooring, there is an exposed stone fireplace with an inset gas fire. Across the landing is the library with large picture window with views onto Frydd Wood and beyond. Around the corner in the library is a space used by the current owner for craft. On this floor there is a utility space with plumbing for a washing machine and a WC. On the second floor there are two double bedrooms both having ensuite shower rooms and then on the third floor there are two further bedrooms, one is used as a studio at the moment, and then a Jack and Jill bathroom room with a shower over the bath. There is potential here to create a main bedroom suite with bedroom, bathroom and dressing room.

## Gardens and parking

To the rear of the property is a courtyard garden laid to AstroTurf and planted with pots with shrubs and flower. there are steps leading down from the library and a small balcony area. There is also a parking space to the rear of the house which is accessed from Castle Road.

## Location

The property is located just off the town centre, in the Narrows of Knighton (Tref y Clawdd) within the conservation area which is located in Mid Wales, and is a market town within the historic county boundary of Radnorshire, lying on the river Terme, with a railway station on the Heart of Wales line. The Offas Dyke footpath is a 177 mile National Trail footpath that closely follows the England/Wales border. It opened in 1971 from Prestatyn to Chepstow with Knighton sitting at the half way point with a visitors centre. Knighton has a primary school, supermarket, leisure centre and many other smaller independent shops. The larger market town of Ludlow, 16 miles has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles offers a further wider range of facilities.

## Services

All mains services are connected. Powys County Council tax band B. We are advised the property is being sold a FREEHOLD.

## Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.

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