

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

<p>GIRAFFE360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Floor 1 Building 1</p> 
<p>Reduced headroom (below 1.5m/4.92ft)</p>	
<p>(1) Excluding balconies and terraces.</p>	
<p>Approximate total area (1)</p> <p>2072.14 ft² 192.51 m²</p>	<p>Ground Floor Building 1</p> 
<p>Reduced headroom</p> <p>21.25 ft² 1.97 m²</p>	<p>Please note that the dimensions stated are taken from internal wall to internal wall.</p> 



Cottawern Knucklas Knighton

An exciting opportunity to own a substantially extended, four bedroom family home which has just been completed to a high standard. Offering rural living near the market town of Knighton. Sitting in approximately 1.69 acres of grounds, woodland and stream that, once landscaped would offer buyers their own slice of paradise.

- Detached Family Home
- Four/Five Bedrooms
- Elevated Rural Position
- Recently Completed Renovation
- 1.69 Acres of Grounds and Garrdens
- Elevated Views
- Potential to Develop Grounds
- Parking
- No Onward Chain
- EPC TBC



Material Information

Offers In The Region Of £500,000

Tenure: Freehold

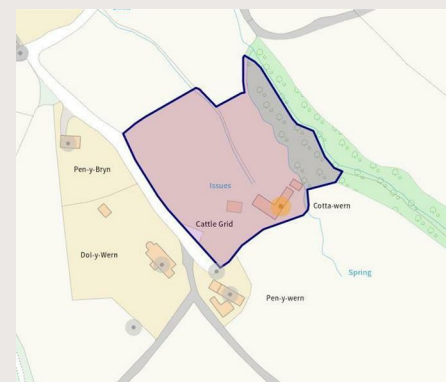
Local Authority: POWYS

Council Tax: F

EPC: E (53)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	53 E	
21-38	F		
1-20	G		



Introduction

Cottawern is an extended detached family home which has just been completed internally to a high standard and offers spacious and flexible accommodation with wonderful views over the surrounding landscape. With 1.69 acres of grounds (approx) there is ample scope for a new owner to landscape and create wonderful gardens wrapping around the property, adding to the woodland and brook running the boundary. Situated in an elevated position above the village of Knucklas on a no through lane with three other dwellings this is a very private and quiet area but still a short drive to nearby Knighton for your every day supplies. The accommodation comprises: entrance hall, living room, kitchen/dining room, four bedrooms, dressing rooms, bathroom, ensuite storage cupboards and utility/boot room.

Property description

The open oak porch leads into the entrance hall which is a lovely open space with wooden flooring with oak doors leading off to the ground floor accommodation and stairs rising to the first floor. To the right is a living room with newly laid carpets and patio doors out onto the garden. On this level there is then a ground floor shower room with a white suite and power shower, storage cupboard, bedroom or home office and then the main bedroom with dressing room and ensuite shower room. On this level is also the kitchen/dining room, which was part of the original stone cottage, that has undergone a complete renovation to create a light open space, window seat, integrated oven and hob, space for a fridge freezer and ample space for a table and chairs. There is also a door leading down into a boot room / utility room and forms part of the original stone cottage and has a door to the outside. On the first level the large open landing has doors leading off to the remaining double bedrooms, WC and second living room that could be used a fifth bedroom. This room has a corner window allowing amazing views over the grounds and hills surrounding you.

Gardens and grounds

The property is approached by two separate gated entrances leading to the front of the property and a parking area off the second gateway which sits in approximately 1.69 acres of grounds with woodland, brook and space around the house. There is a concrete base for a detached garage to be erected or workshop. The grounds offer buyers a great opportunity for buyers to landscape them and create the space you need all located in an elevated position above Knucklas whether it be for chickens and livestock, vegetable patches or more woodland. The possibilities are endless.

Location

Located on a no through lane with three other dwellings near Knucklas which is a small rural village with a Viaduct with houses nestled at its base surrounded by lovely Welsh countryside. Knucklas has a strong community with projects such as the Community Land Project which has meant the village owns the castle and field, with allotments available to residents, and a popular public inn. The village has strong links with local artists, several are based in the village, and the walking community. The village has its own train station on the Heart of Wales line with links to Swansea and Shrewsbury and is situated a couple of miles away from the market town of Knighton which offers a range of services to include supermarket, post office, pharmacy, doctors, dentist, shops, leisure centre and primary school.

Services and agents notes

Powys County Council Tax Band F
LPG gas heating, mains electricity and water. Septic tank drainage.
We are advised the property is being sold as a FREEHOLD.

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DIRECTIONS

Using What Three words you will find the gated entrance using
///timidly.wound.spirits

