

5, Church Street, Knighton, LD7 1AG  
Guide Price £170,000



# 5 Church Street Knighton

DECEPTIVELY SPACIOUS PERIOD HOME set over three principle floors but also with cellars. Viewing essential to fully appreciate the scale of accommodation on offer. A well presented mid-terrace Victorian stone property just off the town centre of Knighton with five bedrooms, two reception rooms and courtyard garden. With views onto the hills beyond and no onward cha

- Victorian mid terrace property
- Period features
- Three stories plus cellar
- 4 bedrooms 1 Bathroom
- Private walled garden
- Just off town centre
- No onward chain
- Motivated seller

## Material Information

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Tenure: Freehold

Local Authority:

Council Tax:

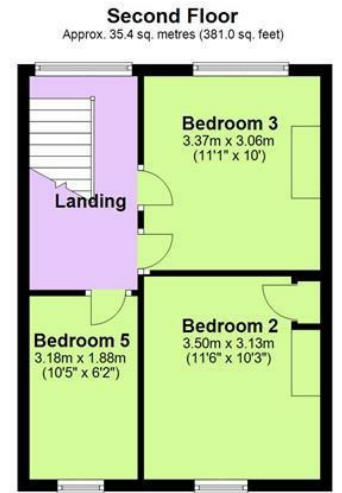
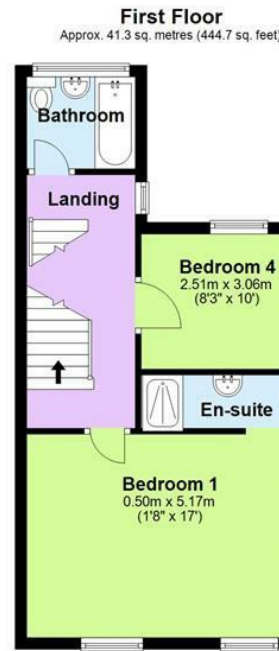
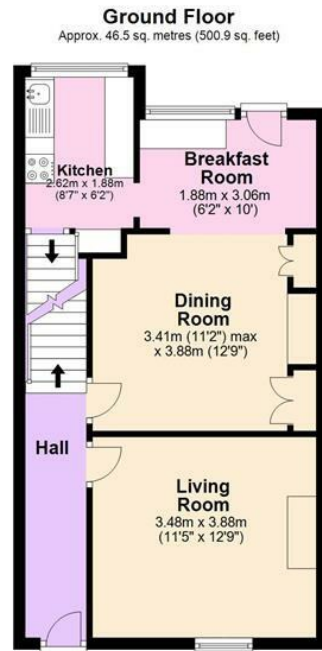
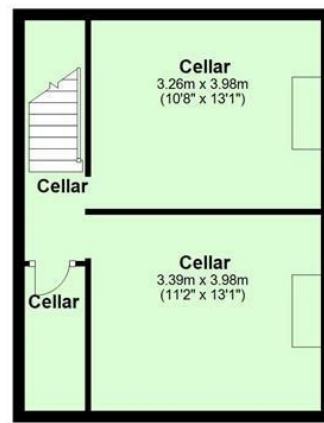
EPC: E (54)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   c
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Approx. 34.6 sq. metres (372.9 sq. feet)



Total area: approx. 157.9 sq. metres (1699.5 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

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.

## Introduction

Church Street is a fantastic property with well laid out accommodation spread over three floors with five bedrooms, two reception rooms and also having a cellar. The property is well placed being just off the town centre of the market town of Knighton and has an enclosed courtyard garden to the rear. The accommodation comprises; living room, dining room, breakfast room, kitchen, five bedrooms, bathroom and cellar.

## Property description

The front door leads into the hall with high ceilings, which run throughout, and stairs leading to the first floor. The living room is to the front with original picture rail and coving and open fireplace with original surround and decorative tile. The dining room has built in cupboards and a large opening leading into the breakfast room and kitchen. The breakfast room has a door leading to the garden, space for a small table and chairs, some worktop and storage, space for a washing machine and quarry tiled flooring. This leads through to the kitchen with wall and base units, space for an oven and views over the courtyard and hills beyond. There is a second door that leads down to the cellars, which are two large rooms and a small storage space. They have flag floors and exposed brick walls but could be perfect or further accommodation (subject to necessary permission being obtained).

On the first and second floors, both with spacious landings, you find the five bedrooms all with white neutral walls, the main bedroom having a dual aspect with ensuite shower room and then a bathroom with a three piece white suite.

## Garden and parking

To the rear of the property a decked ramp leads down to a walled courtyard with walled boundaries and space for a table and chairs. The area is very private and has views onto the hills beyond.

## Location

The property is located in the heart of Knighton (Tref y Clawdd), Mid Wales, and is a market town within the historic county boundary of Radnorshire, lying on the river Teme, 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, art gallery, museum 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 range of facilities.

## Services

All mains services are connected. Powys County Council Tax Band E. We are advised by the seller the property is being advised the property is being sold as 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.

## Directions

