



Rhos Cottage & Annexe, Rhos-y-Meirch, Knighton, LD7 1PD  
Price £697,500

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# Rhos Cottage & Annexe, Rhos-y-Meirch Knighton

\*\*\*NEW PRICE\*\*\*Substantial 4 bedroom detached property with separate 2 bedroom detached annexe / holiday accommodation\*\*\*

This is a fantastic opportunity to own a home in a semi-rural location that enables you to live in the peace and quiet, enjoying your surroundings near the market town of Knighton on the Welsh border. The property has undergone refurbishment and now offers spacious and well presented accommodation throughout. There is also a great opportunity to those looking for a holiday let or annexe as there is two bed detached annexe as well as stabling, barn, workshop, gardens and paddocks approx. 1.7 acres in size.

## FEATURES

- Detached Bungalow
- Additional successful holiday let
- Four bedrooms, 2 bedrooms
- Spacious accommodation
- Gardens, grounds and paddocks
- Stabling, workshop and barn
- Semi-rural location
- Short drive to town

## Material Information

**Price** £697,500

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** F

**EPC:** (null)

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

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

Introduction

Rhos cottage offers buyers a wide range of options for those looking to relocate to the country. With a spacious bungalow as the main dwelling that offers four bedrooms, two bathrooms, large open reception rooms with views over the grounds and hills beyond its perfect for buyers looking for peace and quiet. The detached two bed annexe offers buyers an opportunity to run a holiday let as the area is very popular with tourists as the area is known for walking, cycling and many other outdoor activities or an annexe for family to live in on site. With stabling, workshop, a barn and the grounds and land total approximately 1.7 which is perfect for small livestock. The accommodation comprises: kitchen/breakfast room, dining room, living room, four bedrooms, bathroom, ensuite shower room, utility, boot room and cloakroom plus the detached annexe.

Rhos Cottage

The property is approached via the drive and has three points of entry. The main door leads into the kitchen/breakfast room however the current owners enter through into the utility room as its the perfect place for storing dorty boots, coats and dogs with the boot room as well. There is a handy cloak room and space and plumbing for a washing machine and tumble dryer. The door leads through into the kitchen/breakfast room which is a spacious room with tiled flooring, central island with gas hob, metro tiling splash back, a wide range of wall and base units, space for appliances and the oil fired Rayburn. This room flows through the dining room, which is how the current owners are using it would be an ideal day room for those with large families. There is a fireplace that would be perfect for a wood burner or open fire and patio doors leading to the gardens. The living room is off the kitchen/breakfast room and has two sets of patio doors opening onto the gardens and an third door leading into an office.

From the living room you enter the other end of the property where you find the four bedrooms and bathroom. The main bedroom is a lovely room with patio doors onto the garden and an ensuite shower room fitted with a white suite, power room and modern grey tiling. There are two further double bedrooms, a single bedroom and then the family bathroom which is fitted with a white suite, shower over the bath and cream tiling on the walls and floor.

Rhos Cottage Annexe

The detached annexe is a successful purpose built holiday let and has been recently redecorated by the current owners to offer fresh and well laid out accommodation. The front door leads into the entrance hall with plenty of space for boots and coats and leads to the open plan ground floor with kitchen units running the one wall with an oven and space for a fridge. The space has room for sofas and a table and chairs. Also on the

ground floor there is a shower room that offers a modern white suite with neutral tiling. On the first floor there are two double bedrooms and large landing with views onto the paddocks behind.

Gardens & parking

The gardens to the property are to the sides and rear of the bungalow and there is a large driveway accessed via the timber double gates leading into the property from the lane. There is ample space for parking many vehicles and stock box. To the side of the property there is an area with flower beds planted with shrubs, flowers and plants. Off the dining area is a gravelled area perfect for a table and chairs and this leads around the rear of the bungalow and runs the length of the property. There is a large area of lawn that moves from the gravelled area down the bank and into grass with the stream running through the centre. There is also a large greenhouse that the sellers are leaving and to the other side is a further area of garden with a timber summer house and a gate leading back out onto the drive.

Stabling, workshop & barn

The property has a detached stable block with two stalls, feed/tack room and workshop area. There is a contract area in front and is fenced in to provide a secure enclosed area for the livestock. Off the stable block is a open barn perfect for storing hay, feed and being split into two it can create a third stable if needed. There is light and power connected.

Land

There are two main paddocks that are to the left of the driveway as you come into the property. They have well maintained and secure boundaries with a gate onto the drive and second gate into the top paddock set up to exercise their ponies with the carriages on. These two paddocks total approximately 1 acre. There is also a small section of woodland at the top of the paddocks.

Location

The property is located in the beautiful Welsh hills of Rhos-y-Meich, 3 miles from the Market town of Knighton. Knighton (Tref y Clawdd) which is located in 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 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

Rhos Cottage: Mains electricity, septic tank drainage, oil fired heating from the Rayburn and a private water supply from a spring. We have been advised by the current owners the spring and holding tank have been tested and confirm to current regulations. The County Council tax band for this part of the property is band F. The property has Starlink internet.

Annexe: Mains electricity, septic tank drainage, oil fired heating from a new boiler and a private water supply from a spring shared with the main dwelling. The County Council tax band for this part of the property is band C, however depending on how you use the property will depend on whether you pay council tax for residential or business rates for a holiday let.

Agents notes

Prospective purchasers are advised the property is being sold as a FREEHOLD. We are also advised there is a historic right of way known as a "Postmans Walk" between Rhos Cottage and the neighbouring property. This is for the postman to cross the adjoining land on foot. However, this is no longer used as the post is delivered via van.

Anti-Money Laundering

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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



DIRECTIONS

From our office in Broad Street, Knighton continue along the A4113 and turn right onto the B4355 for 1.5 miles, then turn right onto the B4357 and continue along this road for approximately 0.5 mile then take the right just before the hump in the road. After a very short distance take the left turn and follow the lane for a short distance







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.

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