



25, Station Road, Knighton, LD7 1DT
Offers Over £385,000

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25, Station Road Knighton

A fantastic period Victorian home, just off the town centre of Knighton, dating back to the late 1800s, that has been presented by the current owners beautifully with period features and modern comforts. With three reception rooms, three bedrooms, two shower rooms, parking and gardens this property is a certainly worth viewing.

FEATURES

- Detached Victorian property
- Period features throughout
- Beautifully presented
- Three reception rooms
- Three bedrooms, two shower rooms
- Gardens and parking
- Just off town centre location

Material Information

Offers Over £385,000

Tenure: Freehold

Local Authority: Powys

Council Tax: E

EPC: D (57)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

This wonderful Victorian property is a detached home with three bedrooms, located just off the town centre of Knighton, that has been updated and redecorated throughout by the current owners to blend old and new seamlessly. The property has some fantastic period features, modern comforts such as new mains gas heating, double glazing with third glazing to improve the efficiency, features accent windows to the front and sides, Parquet flooring through the main reception roomf and hall, coving, ceiling roses and more. The property has two shower rooms, newly fitted kitchen, conservatory with underfloor heating and a fully functional utility room. The property has driveway parking and gardens to the rear with amenity space to the side.

The accommodation comprises: entrance hall, living room, siting/dining room, kitchen, conservatory, utility, three bedrooms and two shower rooms.

Property description

The front door leads through to the hall with Parquet flooring, original wooden doors leading to the reception rooms and stairs rising to the first floor, with under stair cupboard. To the left you find the living room with feature fireplace with wooden surround and hearth with inset Calor gas stove, double accent windows to the front, Parquet flooring and a feature stained glassed window to the far end. Across the hall you find the sitting/dining room with quadruple aspect, Parquet flooring, ceiling rose, feature fireplace with stone surround and inset wood burning stove and double glazed doors leading through to the kitchen. The kitchen has been newly updated by the current owners to include cupboard with pale blue door fronts, white worktops, blue patterned vinyl flooring, 1 1/2 sink, underfloor heating and space for dishwasher, fridge/freezer and range style oven.

From the kitchen, a door leads through to the conservatory with tiled flooring and under floor heating, patio doors onto the garden, door to the hall and leads through to the utility and shower

room. This has been fitted by the current owners to include storage units, sink, plumbing and space for a washing machine and the new combi boiler. There is also a handy downstairs WC and newly installed shower room with mains shower and panelled walls with underfloor heating.

On the first floor you find the open landing with high ceilings, accent window to the front and doors leading off to the bedrooms and shower room. The main bedroom has a window to the front and back and a dressing area and bedrooms two and three are both doubles. All the bedrooms have high ceilings, large windows and loads of light. The main shower room has been fitted with a new electric shower with panelled walls, vanity sink, smart mirror and vinyl flooring.

Gardens and parking

The property is approached via a wrought iron gate leading to the front door, with stone wall boundaries running across the front, there are five features trees adding some colour and then leads around to the side. The main driveway is gravelled with parking for a number if cars, matures plant borders and terraced levels running across the rear. There is a wood panelled storage in the top corner and then to the side of the property is an amenity area with space for the bins and log stores and a timber gate leading aback onto Station Road.

Location

Station Road is situated within the conservation area just off Broad Street in the main part of 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.





The property has mains gas heating, newly installed, mains electricity, mains drainage and water.

We are being advised the property is being sold as a FREEHOLD

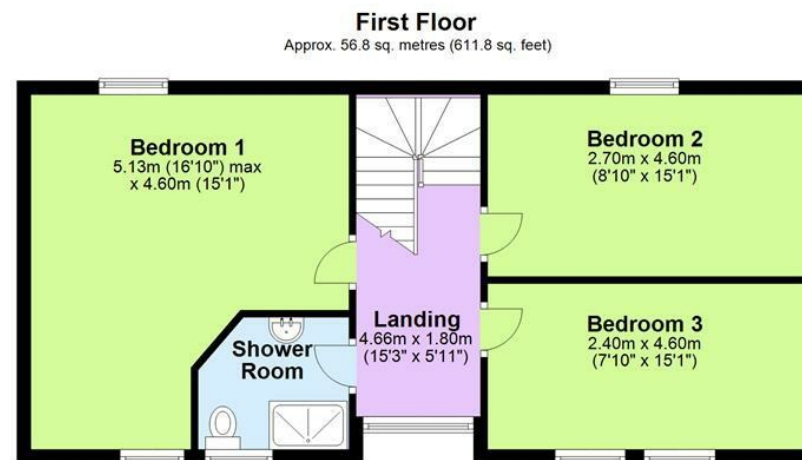
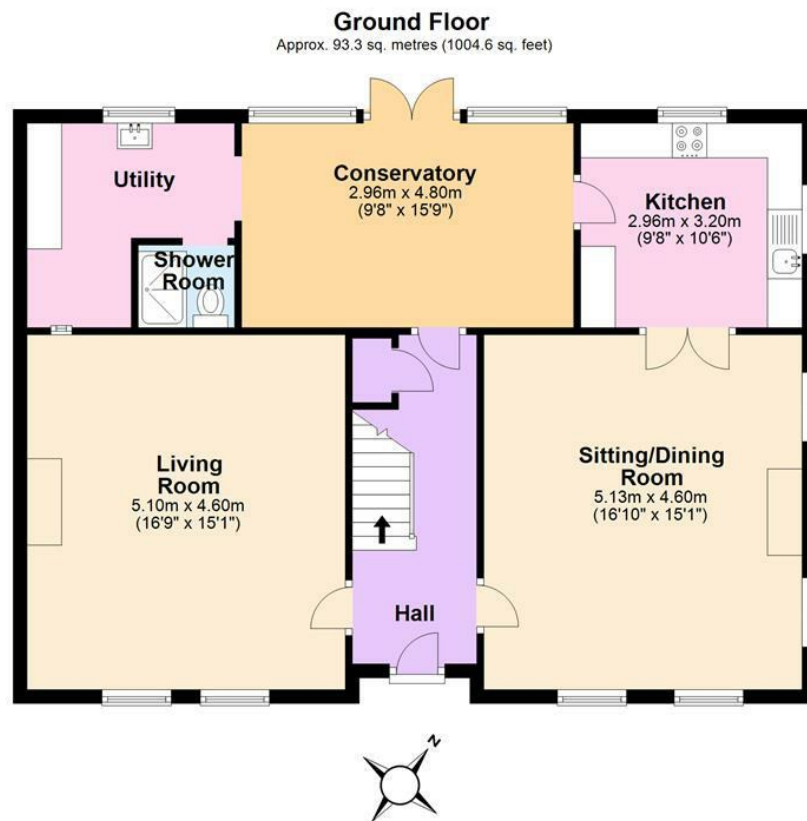
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of 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.



From the Cobb Amos office on Broad Street, proceed down the hill and turn Left onto Station Road. The property can be found on your left hand side approx. 100 yards down. Using What Three Words [///regulate.skim.moped](https://www.what3words.com/)







Total area: approx. 150.2 sq. metres (1616.4 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.

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