



Larkstead, Larkey Lane, Knighton, LD7 1DN  
Offers In The Region Of £380,000

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# Larkstead, Larkey Lane Knighton

A detached three bedroom family home sat in a great location within a select cul de sac of four houses just off the centre of Knighton with views over "The Cwm". The property is well presented throughout, has two reception rooms, open plan kitchen/dining room and a spacious main bedroom suite with access onto a balcony enjoying the position and views. The property has gardens, garage and driveway with parking for several vehicles.

## FEATURES

- Detached property with balcony
- Three double bedrooms
- Two reception rooms
- Open plan kitchen/dining room
- Garage and driveway parking
- Well presented throughout
- Central location

## Material Information

**Offers In The Region Of** £380,000

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** F

**EPC:** D (60)

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 60      | 66        |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Introduction

Larkstead is a wonderful detached property that has an upside down plan with the reception spaces on the first floor to take advantage of the location, views and access into the garden. The property has three double bedrooms, two bathrooms, two reception spaces, open plan kitchen/dining room and a balcony over looking the town and a great space for entertaining. The property has a driveway for parking a number of cars, large garage and gardens to the rear and side offering spaces to sit and relax, plant flower and grow some veg.

The accommodation comprises: entrance hall, two bedrooms, bathroom, living room, office. kitchen/dining room and a main bedrooms, dressing area and bathroom ensuite.

## Property description

An open porch leads to the front door which opens into the entrance hall with solid wooden door leading off to two double bedrooms with windows to the front and a bathroom with a white suite and shower over the bath. Stairs then lead up the first floor and the main accommodation with the hall leading to the kitchen/dining room one end and the living room and main bedrooms the other. The kitchen/dining room is a lovely open pace with a triple aspect and patio doors leading out to the garden. The dining area has space for a table and chairs and a sofa to crate a real family space with a wooden floor and leads to a kitchen area with a tiled floor, central island, a range of wall and base units, integrated oven and hob, oil fired Aga and space for fridge/freezer. Off the top of the stairs is glazed door leading to into a very handy office or snug or playroom

and offers buyers a flexible space. it has a triple aspect and also two doors leading out to the garden.

The living room is a lovely room with patio doors to the rear leading to a patio and bi-folding doors to the front leading to a balcony with deck and glass balustrade. There is a brick fireplace with inset stove and a is a lovely focal point in the room.

Off the living room is the main bedroom with a dressing area, wardrobes, ensuite bathroom with a five piece suite with neutral tiling to the walls and floors and vanity sink with storage. The bedroom to the front has two double wardrobes, window to the front and patio doors to the side leading out onto the balcony.

## Gardens, garage and parking

The property has a large tarmac driveway with parking for a number of cars, a garage with double doors to the front, a pedestrian door to the side and light and power. The boiler is also in the garage. A path leads from the right up through a flower bed area and leads back towards to the house where there is a veg patch area and green house. A patio area can be found off the dining room and then leads around the back of the office to a second patio area off the living room and then an amenity area with the oil tank and steps leads back down to the driveway. The separate areas of the garden offer privacy and low maintenance spaces so they are ready to enjoy.

## Location

The property is located just off the town centre 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.

### Anti-Money Laundering Regulations

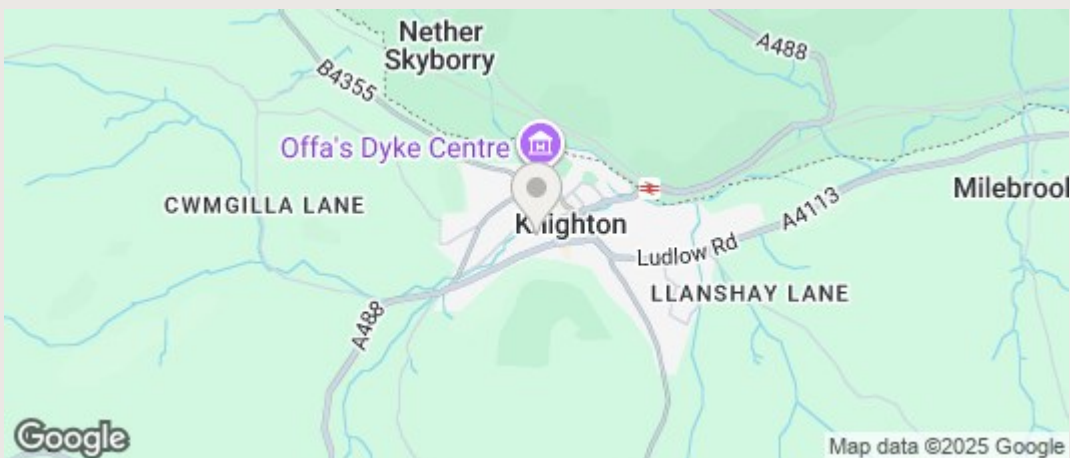
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 Inc. VAT per purchaser, in order for us to carry out our due diligence.

### Services

The property has mains electricity, water and drainage. Oil fired heating, double glazed windows throughout. Powys county council tax band TBC

### DIRECTIONS

From our office in Broad Street, proceed down the hill, turn right past The Knighton Hotel and continue up the hill of Larkey Lane then turn right signposted Larkstead, continue up the lane and the property is located on the left hand side.





### Ground Floor

Approx. 80.1 sq. metres (862.5 sq. feet)



### First Floor

Approx. 92.0 sq. metres (989.8 sq. feet)



Total area: approx. 172.1 sq. metres (1852.3 sq. feet)

*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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