



Old School House, Crabtree Walk, Knighton, LD7 1EW
Offers In The Region Of £180,000

Old School House Crabtree Walk Knighton

An attached Grade II Listed Victorian two bedroom stone cottage located just off the town centre of Knighton, with gardens, separate studio and parking. The cottage requires updating and offers buyers a great potential to create a wonderful home. Offered for sale with No Onward Chain.

- Attached Victorian Cottage
- Two double bedrooms
- Gardens, outbuilding and parking
- Just off the town center of Knighton
- Views onto Kinsley Wood
- No onward Chain

Material Information

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Tenure: Freehold

Local Authority: Powys

Council Tax: B

EPC: E (53)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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



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

The Old School House, the property was built in 1865 as Knighton National School which is a Victorian building that offers a great opportunity to own a lovely attached cottage. The property needs updating but offers well proportioned rooms with high ceilings and large windows making the rooms lovely and light. The property has gardens to include mature plant beds, ornamental pond and a studio in the gardens. There is parking available.

The accommodation comprises: hall, living room, kitchen/dining room, two bedrooms and bathroom.

Property description

The front door leads into a central hall with doors leading off to the ground floor rooms and stairs rising to the first floor. The living room is off to the right with large sash window to the front, fireplace with inset stove and shelving. Across the hall you find the kitchen/dining room with large sash window to the front, door to the garden and an under stair cupboard housing the gas boiler. There is a lot of scope to create a lovely kitchen in this space. On the first floor you find two double bedrooms, both window sash windows and a family bathroom with a white suite. There is a storage cupboard on the landing and a large cupboard in the bathroom offering storage.

In the garden is a studio space that has been used a home office with light and power, there is also a WC and shower to the far end.

Gardens and parking

The property has well established cottage garden with mature plants and flower beds, areas of lawns and an ornamental pond to the front. Parking is available via the gate onto the drive of the main school building and a gate of Crabtree lane provide access to the garden where further parking could be created.

Location

The property is located just off the town centre of Knighton (Tref y Clawdd) within the conservation area 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

The property has all mains services connected with gas heating off a combi boiler.

Agents notes - 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 £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions

From our office in Broad Street proceed up the hill onto West Street. After approximately 300 yards the property is located on the right hand side through the gates.

