



Holters

Local Agent, National Exposure

**70 Rockes Meadow, Knighton, Powys, LD7 1LE**

**Offers in the region of £269,950**



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## 70 Rockes Meadow, Knighton, Powys, LD7 1LE

Rock up today and let No.70 Rockes Meadow rock your world! This immaculately presented, link-detached house, offers 3 bedrooms, 3 reception rooms, off road parking, a garage, a south-facing garden and stunning views, all of which is located approx. 0.75 mile from Knighton town centre.

- Link-Detached House
- Immaculately Presented Throughout
- Ample Off Road Parking
- Approx. 0.75 Miles from Town Centre
- 3 Bedrooms
- South-Facing Rear Garden
- Attached Garage
- 3 Reception Rooms
- Stunning Frontward Views
- Popular Residential Location

### The Property

This spacious, link-detached house is situated within Rockes Meadow, which is a popular residential area located towards the edge of the market town of Knighton (Tref-Y-Clawdd) found directly on the Welsh/English border.

No.70 Rockes Meadow is immaculately presented throughout and offers 3 sizeable bedrooms, 1 bathroom and 3 reception rooms including an open-plan kitchen/diner, as well as stunning, far-reaching frontward views up and down the Teme Valley, ample off road parking, an attached garage and a south-facing rear garden. The property is situated approximately 0.75 miles from Knighton's vibrant town centre with its many independently owned shops and facilities and is also conveniently positioned approximately 500 yards from Knighton Nursery/Primary School and Leisure Centre/Swimming Pool.

Built circa mid-1980s, the property has been vastly improved and lovingly maintained by the present owner occupiers over the past few decades. Inside, the deceptively spacious, light and airy accommodation is made up on the ground floor of an entrance hall with a small study area and stairs rising off to the first floor, a W.C, living room with a feature fire, a rear

reception/dining room with double doors leading out to the garden and a fully equipped kitchen/diner complete with 'Quartz' worktops, integrated appliances and a water filtration system and boiling water tap. A small rear hall off the kitchen/diner provides useful storage and further access out to the rear garden. On the first floor, a landing area gives way to all 3 bedrooms, the shower room and an airing cupboard housing the 'Worcester' boiler. The front 2 bedrooms enjoy panoramic, far-reaching views. The property also benefits UPVC double glazed window and external doors.

Outside, the property has a private driveway providing off road parking for up to 4 vehicles and leads to the attached garage, which has power and lighting and an electric roller door. The front garden is largely laid to lawn, while a side gate allows access into the south-facing, two-tiered rear garden. A real suntrap, the lower tier of the rear garden is paved and poses as a pleasant spot to relax within the warmer months of the year while enjoying the distant views on offer. Steps lead to the upper-tier which is largely lawned. Overall, the garden has well-defined fenced and hedged borders and separate doors accessing the back of the garage, the reception/dining room and the small

rear hall, which leads straight into the kitchen/diner.

No.70 Rockes Meadow could be an ideal dwelling for a variety of buyer types including a family looking for their perfect home, relocating or downsizing purchasers seeking to be closer to the town centre facilities, or first time buyers looking to make that all important first step onto the property ladder. Either way, you can be sure that whoever the lucky new owners are, would have acquired a truly splendid house, ready to move straight into and start proudly calling "home"!

### The Location

No.70 Rockes Meadow is situated approximately 0.75 miles from the vibrant town centre with its many independently owned shops and facilities and train station, while closer to home, the nursery, primary school and leisure centre are all within approximately 500 yards.

The town features a large community centre which has a strong volunteer network attached to it. The centre holds a monthly community market and in addition a number of charities, organisations and clubs use the centre for their activities. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully



accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.

The town's Welsh name is Tref-Y-Clawdd meaning "Town on the Dyke". This is a reference to Offa's Dyke, which runs through the town, built by the Saxon King of Mercia to define his border with Wales. Every year hundreds of tourists and walkers visit the Dyke (which in its entirety runs from Prestatyn to Chepstow) and the Offa's Dyke Centre adding a real vibe to the town during the Spring, Summer and Autumn months. While here, other attractions that visitors to the town often call upon is the famous Space Guard Centre, which offers people the chance to view the wonders of the universe in a fun and understandable way while also raising public awareness of the threat of asteroid and comet impacts and the ways in which they can predict and prevent them. Larger towns near to Knighton are the medieval market town of Ludlow, 18 miles East, and the Victorian Spa town Llandrindod Wells, 19 Miles South West. Both are easily accessible via road or rail links and offer further recreational, educational and leisure facilities.

#### Services

We are informed the property is connected to all mains services.

#### Heating

The property has the benefit of gas fired central heating.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Powys County Council - Band D

#### Nearest Towns/Cities

Presteigne – Approximately 7 miles  
 Kington - Approximately 12 miles  
 Bishops Castle - Approximately 13 miles  
 Llandrindod Wells - Approximately 19 miles

Ludlow - Approximately 19 miles  
 Newtown - Approximately 21 miles  
 Builth Wells - Approximately 26 miles  
 Hereford - Approximately 31 miles  
 Shrewsbury - Approximately 38 miles

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 31MB. Interested parties are advised to make their own enquiries.

#### What3words

magazines.arrives.cloth

#### Money Laundering Regulations

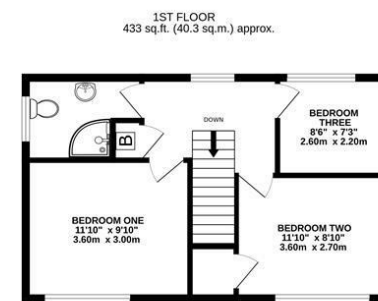
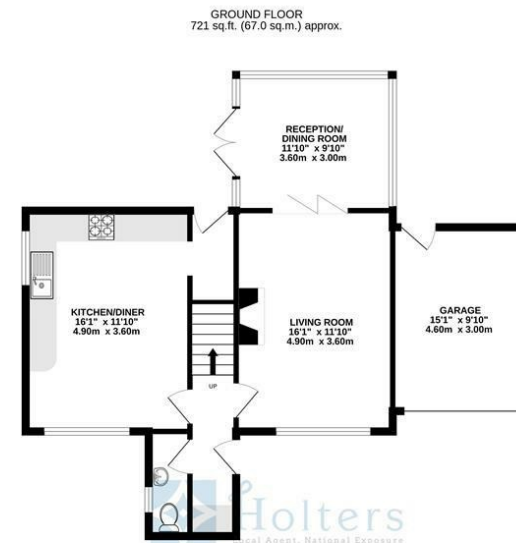
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1154 sq.ft. (107.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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