



Willows, Knucklas Road, Knighton, LD7 1UP
Offers In The Region Of £220,000

**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Willows Knucklas Road Knighton

A non-traditionally constructed bungalow situated in a slightly elevated position just outside Knighton. The property extends to just over one acre and includes four bedrooms and three reception rooms, offering well-proportioned accommodation throughout. The plot provides ample space for further development or improvement, subject to the necessary consents, making it a practical opportunity for buyers seeking a property with potential in a semi-rural setting.

- Detached bungalow
- Non traditional build
- Just over 1 acres of grounds (approx.)
- Four bedrooms, three reception rooms
- Elevated position just out of town
- Excellent opportunity for development
- Motivated sellers

Material Information

Offers In The Region Of £220,000

Tenure: Freehold

Local Authority: Powys

Council Tax: B

EPC: E (41)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Ground Floor



Total area: approx. 87.6 sq. metres (942.6 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.

Introduction

The Willows is a non-traditionally constructed bungalow set in a slightly elevated position just outside Knighton, with grounds extending to just over an acre. The sellers are motivated, and the accommodation currently comprises an entrance hall, kitchen, dining room, storage cupboard, bathroom, living room, office and four bedrooms. The property offers practical space throughout and presents clear scope for development or improvement, subject to the necessary consents.

Property description

Steps lead up to the front door and into the hallway. The property benefits from double-glazed windows throughout. From the hall, a door to the left opens into the kitchen, which then leads through to the dining room where there is a storage cupboard and sliding French doors giving access to the outside space. Off the hall is the bathroom, fitted with a three-piece white suite. To the right of the hall is a large, double-aspect living room with views over the Terme Valley and a central fireplace. From here, four doors lead to the bedrooms, which run along the back of the property. At the far end, a further door opens into an office with windows to the front and side, along with a door returning to the front of the property.

Gardens

The property is approached via a footpath that leads directly to the front of the bungalow. The grounds extend to approximately one acre, made up grass areas, orchard and woodland to the rear and sides. The setting offers privacy and a natural backdrop, with clear potential for buyers to create landscaped areas, seating spaces or further defined garden zones to make full use of the plot. The current owners park in the layby opposite the bungalow.

Agents notes - Construction

Prospective purchasers are advised the property is of non-standard construction and therefore advised if they need to purchase with a mortgage they should seek advice from a financial advisor prior to viewing to confirm eligibility.

Agents notes - Title

The property benefits from 3 titles:
WA639632 - house & garden
WA260766 - area containing the septic tank
WA663922 - Field to rear

There is a small area of land that has been missed off the field title and is subject to a possessory title. This area of land has been part of the property for over 35 years & registered as possessory title for over 13 years and can now be claimed as title absolute. Where title to an estate in land is a possessory one, you can apply to upgrade the title to an absolute freehold title once the possessory title has been registered for 12 years. For further information, please contact us.

Agents notes - Public footpath

The map shown on these details identifies that an unmade public footpath leads off Glyndwr Way & crosses the south western boundary of the field and follows a route around mostly the edge of the field exiting on to the B4355. The vendor has stated that due to the condition of the footpath it is rarely if ever used.

Location

The property is located on the fringes 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. At the Knighton visitors centre by the river, you can stand with one foot in each country. Knighton also has a primary school, supermarket, leisure centre, and many other smaller independent shops. The larger market town of Ludlow, 16 miles away, has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger spa town of Llandrindod Wells, 18 miles away, offers a further wider range of facilities.

Services

The property has oil fired heating, mains water, drainage and electricity.

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.

DIRECTIONS

From Broad Street in Knighton, proceed up the hill onto West Street and continue along this road until it a left bend, at this point take the junction on your right, signposted Newtown. After approximately 500 yards the property is on the left and parking is available on the right in the layby. Using What Three Words [///dragons.reissued.hamper](#)



