



57 Seven Acres, Knighton, Powys, LD7 1LF

Offers in the region of £285,000



Holters
Local Agent, National Exposure

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There are far more than Seven reasons why you should view this superb detached home in Seven Acres, but here's Seven anyway... 3 double bedrooms, distant views, a landscaped garden, close to the school and leisure centre, ample off road parking, a garage and well presented/extended accommodation... How many more reasons do you need to book a viewing?!

- Detached Bungalow
- Refurbished and Well Presented Accommodation
- Landscaped Garden
- Approx. 0.75 Miles From Town Centre Facilities
- 3 Double Bedrooms
- Impressive Lounge/Diner Extension
- Detached Garage & Driveway
- 2 Bathrooms Inc. Ensuite to Master
- Modern, High-Spec Kitchen
- Distant Views Towards Kinsley Wood

The Property

No.57 Seven Acres is a delightful, detached bungalow located within a popular residential area in the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border.

Enjoying distant rearward views towards Kinsley Wood, No.57 Seven Acres has been significantly improved, extended and lovingly maintained by the present owner occupiers over recent years. The property now offers 3 double bedrooms, 2 bathrooms, including an ensuite shower room to bedroom one, a stunning open-plan reception room, a high-spec kitchen, landscaped gardens, a detached garage and ample off road parking. Conveniently positioned approximately 0.75 miles from Knighton's vibrant town centre with its many independently owned shops and facilities, the bungalow is also found approximately 450 yards from Knighton Nursery/Primary School and Leisure Centre/Swimming Pool.

Originally built circa 1990, the property has undergone a comprehensive refurbishment since 2019. Most notably, the current owners have extended the bungalow in 2022/23, creating the impressive principal bedroom suite and spacious lounge/diner which now forms the heart of the home. Further improvements include the installation of a modern fitted kitchen and bathroom suite, a new 'Ideal' central heating boiler controlled with a 'Nest' thermostat, a replacement electrical consumer unit and new flooring and redecoration throughout. As a result, the accommodation is beautifully presented and ready to move straight into.

Inside, an L-shaped hallway gives way to all accommodation. The principal bedroom is a particularly impressive room, benefitting from fitted wardrobes and a stylish ensuite shower room. There are 2 further double bedrooms, both enjoying pleasant rear outlooks and offering flexibility for use as guest accommodation, children's bedrooms or a home office if required. The modern family bathroom is fitted with a contemporary suite including a bath with shower over, while an airing cupboard off houses the combi boiler. The kitchen is fitted with an attractive range of storage units complete with solid wood worktops and integrated appliances and opens seamlessly into the extended lounge/diner. A fantastic social and entertaining space, the lounge/diner enjoys a triple aspect, ample room for both seating and dining furniture and French doors leading directly out to the garden, allowing the outside space to become a natural extension of the accommodation during the warmer months of the year. The property further benefits from UPVC double glazed windows and external doors throughout.

Outside, a private driveway provides ample off road parking and leads to the detached garage, which is installed with power and lighting. The frontage is designed for ease of maintenance, whilst gated access leads into the landscaped side and rear gardens. A real feature of the property, the gardens have been thoughtfully designed to provide a variety of seating and entertaining areas. Immediately to the rear of the bungalow is a paved patio ideal for outdoor dining, whilst a raised seating terrace enjoys pleasant views towards Kinsley Wood and the surrounding hills.

There is also a lawned section, raised planted beds, a useful timber built storage shed and a superb outdoor kitchen/pizza oven area which is perfect for entertaining family and friends throughout the year. Overall, the gardens have well-defined fenced boundaries and offer an excellent balance of practicality and enjoyment.

No.57 Seven Acres could be an ideal dwelling for a variety of buyer types including a family seeking a spacious home, relocating purchasers wishing to enjoy all that Knighton and the surrounding countryside has to offer, or downsizing buyers searching for a single-storey property within close proximity to the town centre facilities. Either way, you can be sure that whoever the lucky new owners are, would have acquired a truly splendid bungalow, finished to a high standard and ready to start proudly calling "home".

The Location

No.57 Seven Acres 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 450 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.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

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

What3words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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.

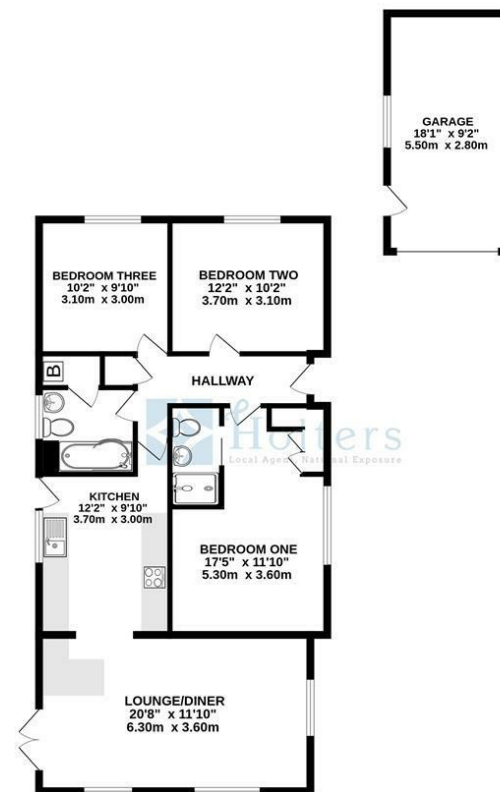
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.

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.

GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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		
(69-80) C	73	80
(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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