Walton House, 8, West Street, Knighton, LD7 1EN
Price £375,000

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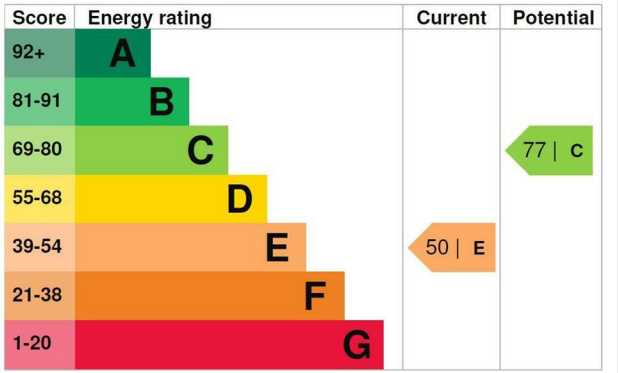
Walton House, 8 West Street Knighton

A fantastic FIVE BEDROOM period home in the market town of Knighton located in the Welsh Marches that has been upgraded by the current owners. This link-detached Victorian property offers spacious and versatile accommodation with five bedrooms, two reception rooms, off road parking and enclosed gardens.

- Spacious Link detached - Victorian home just off town centre of Knighton
- Flexible accommodation with 4/5 bedrooms
- Two/Three reception rooms to include living/dining/snug
- Period features throughout to include ceiling roses and tiled flooring
- Updated electrics and plumbing, new kitchen and bathrooms
- Enclosed level gardens and off road parking

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

Material Information
Price £375,000
Tenure: Freehold
Local Authority: Powys County Council
Council Tax: F
EPC: E (50)
For more material information visit www.cobbamos.com



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
Walton House, believed to date from the late 1800s, is an impressive link-detached Victorian residence showcasing a wealth of original character throughout. From its beautifully preserved doors and tiled flooring to ornate ceiling roses, sash windows and picture rails, the property retains an abundance of period detail rarely found in homes today. Sympathetically refurbished by the current owners, Walton House now blends its historic charm with thoughtful modern touches, offering a wonderful opportunity to own a distinguished period home in the heart of the border town of Knighton. The historic Offa's Dyke Path runs through the centre of the town, placing miles of scenic walking routes right on the doorstep.

The current owners have also carried out significant improvements, including a full electrical rewire and upgraded plumbing, ensuring the property's period charm is complemented by modern reliability.

The accommodation includes: a welcoming vestibule, spacious hallway, living room, dining room, well-appointed kitchen, cosy snug/study/bedroom five, four bedrooms, box room/dressing room, utility, rear porch and a useful cellar.

Property description
The double front doors open into a welcoming vestibule, where the original Victorian mosaic tiled flooring immediately sets the tone for the character found throughout the home. This beautiful flooring continues through to the hallway, which features the original staircase rising to the half landing and doors leading to the ground floor accommodation . To the right is the elegant living room, a bright and generous space with a side window, large bay window, ornate ceiling rose and a striking feature fireplace. Across the hall, the formal dining room mirrors the charm of the living room with its own large bay window, ceiling rose and a door connecting directly to the kitchen. The newly fitted kitchen is fitted with a range of green wall and base units, space for appliances, brick tiled feature wall and enjoys a rear-facing window., and in all new tiled flooring. Opposite the inner hall is the snug — a lovely versatile room with two windows currently being utilised as a bedroom but equally ideal as a cosy retreat or study.

A rear hallway leads to the porch and a practical rear porch with space for coats and shoes, there is also a ground floor shower room with a three piece white suite, with a cupboard housing the boiler. A further door provides access down to the cellar rooms which offers excellent storage but also presents exciting potential for conversion, subject to any necessary permission — perhaps a media room, home office or hobby space.

The staircase rises to the half landing, where a door opens into the bathroom with a newly fitted white suite with P Bath and shower over and stylish metro tiling on the walls.

On the first floor, doors lead to five rooms. The two double bedrooms at the front are particularly impressive: Bedroom One features two windows and an original fireplace, while Bedroom Two has a front-facing window and a fireplace that could be reinstated. Bedroom Three overlooks the garden and side elevation and includes an original fireplace. Across the landing, Bedroom Four is another comfortable double room with garden views and built-in storage. The fifth room is a useful box room — ideal as a nursery, office, dressing room or potentially reconfigured to create an ensuite for one of the double bedrooms (subject to the necessary permissions).

Gardens and parking
To the front of the property there is an enclosed area with a brick wall and railings which leads to the front door. There is a path that leads down the side of the property to the rear garden. The rear garden is mainly laid to lawn with mature shrubs and plants to the sides and a patio area to the rear, enclosed with timber fencing ensuring the garden is secure and private. There a range of fruit trees to include plum, pear and apple. There is also the original outhouses but these require some refurbishment works or to be taken down but could offer further accommodation to the house (STP). To the rear of the garden a gate leads to the parking area with space for two cars

Garage and car port
A detached single garage with up and over door and an adjoining car port, located at the end of the garden accessed via a pedestrian gate.

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.

Agents notes
We are advised the property has mains electricity, water, drainage and gas heating.
The property is located within the conservation area of Knighton.

Broadband
The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 71 Mbps 16 Mbps Good
Ultrafast Not available
Networks in your area - Openreach
You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

https://checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile
Results for WALTON HOUSE, 8, WEST STREET
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE - Good outdoor and in-home
O2 - Good outdoor and in-home
Three - Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

https://www.ofcom.org.uk/mobile-coverage-checker

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 our office on Broad Street proceed up the hill onto West Street, the property can be found approximately after 200 yards on your Right on the junction to Victoria Road. There is a For Sale board marking the property. ///repay.vegetable.blazers

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