



Temeside House, 22 Station Road, Knighton, Powys, LD7 1DT

Offers in the region of £325,000



Holters
Local Agent, National Exposure

Temeside House, 22 Station Road, Knighton, Powys, LD7 1DT

A unique and substantial period property, including the exciting opportunity of an additional 2 storey, property offering plenty of possibilities, close to Knighton town centre and available with no upward chain.

Key Features

- A Substantial, Period Property
- Inc. an Additional 2 Storey, Former Office Building
- Spacious Accommodation
- 6 Bedrooms & 4 Reception Rooms
- Character Features
- Sizeable Side/Rear Gardens
- Private, Off Road Parking
- Useful Cellar & Attic Rooms
- Grade II Listed | Town Centre Position
- Approx. 350 Yards from Shops/Main High Street

The Property

Introducing Temeside House on Station Road which is a unique, Grade II Listed, semi-detached, period house for sale alongside and including No. 20-21 Station Road, which is an additional, 2 storey property, located in the heart of the market town of Knighton (Tref-Y-Clawdd), found directly on the Welsh/English border within the picturesque Teme Valley.

Dating back, in parts, circa 17th century and retaining original features such as exposed timbers and stonework, an inglenook fireplace, cellar and sash windows whilst also offering a pleasant blend of contemporary finishings, this substantial, south facing property has 6 bedrooms, 4 reception rooms, 1 bathroom and 2 W.C's, plus plenty more. Outside, the property benefits a sizeable side/rear garden and a driveway providing off road parking. Available to purchase with no upward chain, the property also includes the exciting opportunity of a characterful, 2 storey, former office building (No. 20-21 Station Road), which requires refurbishment and subject to all necessary permissions could be converted into a self-contained annexe/holiday-let with its own parking and garden area, or potentially separated completely and sold off as an individual home.

Temeside House enjoys views towards both Kinsley & Ffrydd Wood's and is conveniently

situated approximately 250 yards from the railway station and just 350 yards from the vibrant town centre with its many independently owned shops and facilities. Further afield finds the nursery & primary school and leisure centre/swimming pool, as well as the famous Offa's Dyke centre, which directly behind has a large play park and playing field and of course the Offa's Dyke footpath, which within a short 5 minute walk leads you straight into the picturesque countryside.

Inside, the accommodation spans across 4 floors including a useful cellar and a spacious attic area, which could be converted to additional bedrooms if required, subject to all necessary permissions. The ground floor is made up of an entrance hall with stairs rising off to the first floor, a dining room, sitting room, living room, modern kitchen/diner to rear, large pantry/cold store room and a small hall with a W.C/utility off. On the first floor, a landing area gives way to a bathroom, separate W.C, 6 bedrooms and a stairwell leading up to the attic floor.

Outside, a driveway provides off road parking for up to 4 vehicles. The garden area nearest the house, is largely paved and gravelled for ease of maintenance and is a delightful spot to relax within the warmer months of year and also features 2 useful garden stores and further log store. The remainder of the garden is largely laid to lawn and is complimented by a range of raised beds, shrubs, gravelled sections and walled borders.

The Location

Temeside House is found approximately 350 yards from the main street, which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a good amount of facilities and services including a butchers and a supermarket, a bakery, a nursery/primary school, a railway station, a post office, a builders merchants, regular bus routes, a selection of public houses, cafés and

restaurants, a leisure centre/swimming pool, a livestock market and a variety of sports clubs including a golf course, rugby club and football club.

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 E.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 73MB. 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

Agents Note

The property and more specifically the rear kitchen has suffered from flooding in the past. In recent years money has been spent on preventative and protective measures on both the property and the nearby River Teme, including the addition of a low-line wall to protect the back of the dwelling as well as flood gates/barriers for the doorways. We are led to believe the property remains insurable and mortgageable.

What3words

emotional.reputable.spot

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.

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.

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Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they 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.



