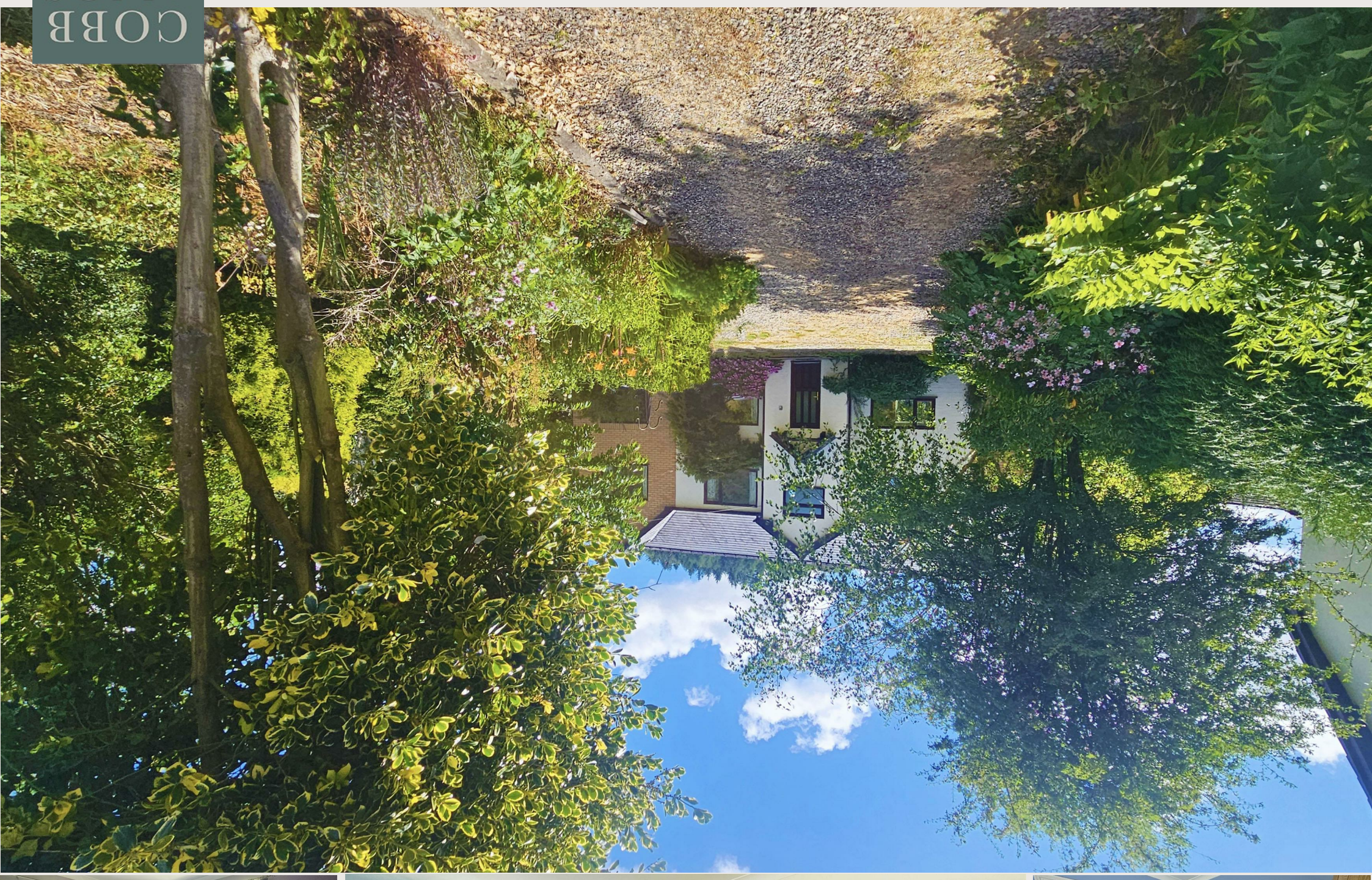
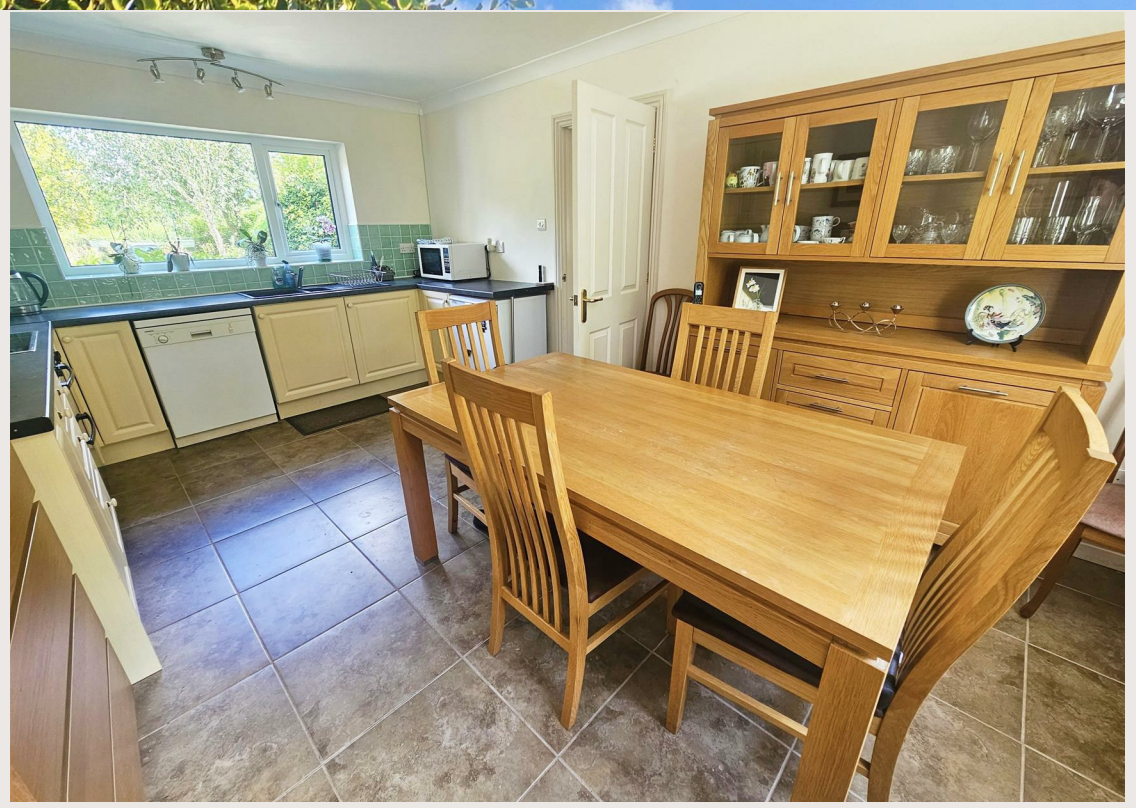
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LAND & NEW HOMES

Hawkshead, Heyope, Knighton, LD7 1RA
Price £475,000













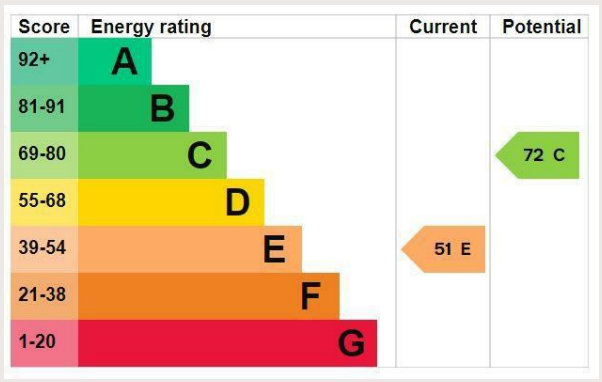


Hawkshead Heyope
Knighton

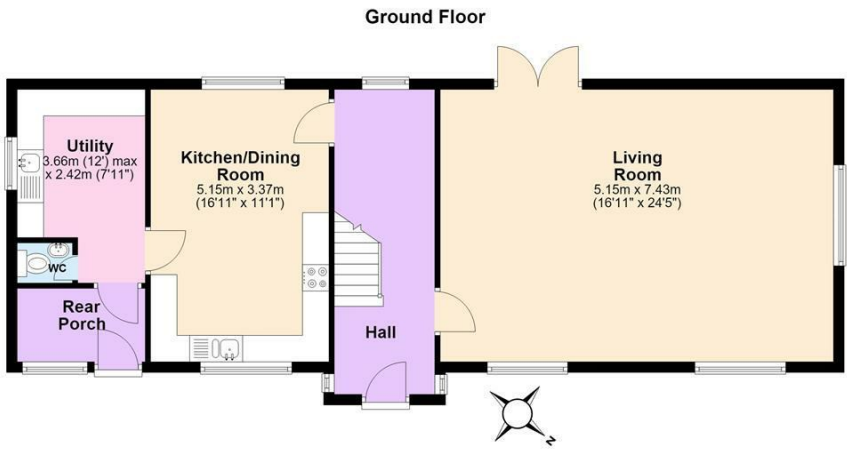
An attractive 4–5 bedroom detached home set in a peaceful rural location, offering generous and versatile accommodation ideal for family living. The property sits within beautifully mature gardens extending to approximately 0.51 acres, providing a private and established setting with lawned areas, shrubs, trees and ample space for outdoor enjoyment. Its combination of flexible internal layout, sizeable plot and countryside surroundings makes this property particularly appealing to those seeking a well-proportioned home in a quiet, scenic position.

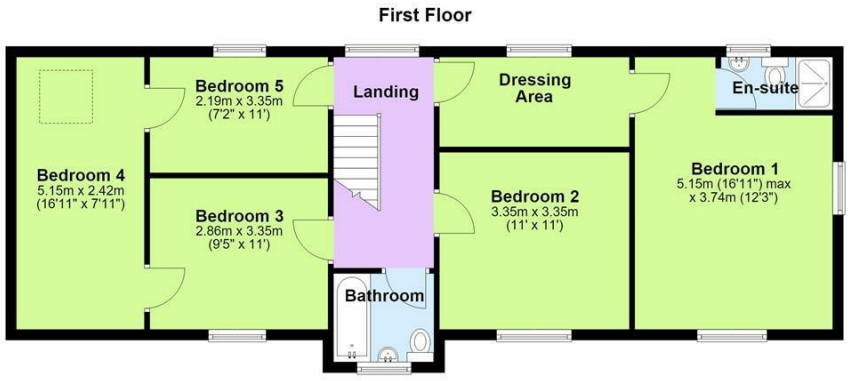
- Detached rural home — Attractive 4–5 bedroom property in a peaceful countryside setting.
- Flexible accommodation — Well-proportioned layout suitable for families or multi-use living.
- Spacious living areas — Generous reception spaces with excellent natural light.
- Main bedroom suite — Includes an en suite and pleasant views over the gardens.
- Additional bedrooms — Up to four further bedrooms offering versatility for office or dressing room use.
- Mature gardens — Beautifully established grounds extending to approximately 0.51 acres.
- Ample parking — Private gated access with gravelled driveway and turning space.

Material Information
Price £475,000
Tenure: Freehold
Local Authority: Powys
Council Tax: F
EPC: E (51)
For more material information visit www.cobbamos.com



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





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
Hawkshead is an attractive and well-proportioned 4–5 bedroom detached home, set in a peaceful rural location and surrounded by mature, established gardens extending to approximately 0.51 acres. Offering flexible accommodation and a private countryside setting, the property is ideally suited to families or purchasers seeking a spacious home with generous outdoor space.

Accommodation comprises: Entrance Hal, Living Room, Kitchen/Dining Room, Utility, Mainl Bedroom with En Suite, Four further bedrooms or home office and family bathroom.

Property description
Ground Floor

Entering through the front door, the central hallway provides a bright and spacious welcome, with a staircase rising to the first floor and doors leading to the principal reception rooms.

To the right is the well-proportioned Living Room, featuring French doors opening onto the rear garden and windows to two further aspects, creating an excellent flow of natural light. An electric fireplace with a wooden surround provides an attractive focal point.

Further along the hallway is the generous dual-aspect Kitchen/Dining Room, fitted with tiled flooring, a range of wall and base units, an integrated electric oven and hob with extractor, together with space and plumbing for a dishwasher and fridge. The dining area comfortably accommodates a family-sized table. A door from the kitchen leads through to the rear porch, with access to the WC and Utility Room.

First Floor

The first floor offers flexible accommodation and, depending on requirements, could provide up to five bedrooms. Alternatively, the layout could be reconfigured to create a four-bedroom arrangement with a dressing room or a more luxurious principal suite.

The main bedroom is accessed via an inner corridor, providing an ideal opportunity for additional wardrobe or storage space. This bright double bedroom enjoys countryside views and benefits from an en suite shower room comprising an enclosed shower, WC, pedestal basin and obscure-glazed rear window.

There are four further bedrooms. Bedroom Two is positioned to the front of the property, while Bedroom Three is a double room and currently provides a walkthrough to Bedroom Four. Bedroom Four is a particularly spacious room, featuring Velux windows, and has previously been used as a home office and hobby room. There is also provision for a shower room to be installed, with waste connections and electrics already in place.

Bedroom Five is a single room overlooking the rear of the property and would make an ideal home office, child's bedroom or nursery.

The main Bathroom is fitted with a white suite comprising a panelled bath with shower over and glass screen, pedestal basin and WC, together with part-tiled walls.

Grounds & Gardens
The property is approached through wooden gates, opening onto a gravelled driveway that provides generous parking and ample turning space.

The gardens are a standout feature, with level grounds extending to approximately 0.51 acres. Well established and thoughtfully cultivated over many years, they feature mature shrubs and trees alongside an abundance of spring bulbs, making them ideal for those with a keen interest in gardening and horticulture. The grounds are enclosed by mature hedging, offering excellent privacy and creating a beautifully landscaped setting.

A former large wildlife pond remains in situ, complete with a specialist Raw Mat HDB membrane lining. Although now dry, it continues to provide a haven for wildlife, with established bulrushes adding character and definition to the garden.

Overall, the gardens provide an exceptional outdoor space, equally suited to those who enjoy active gardening or simply wish to relax and appreciate the attractive surrounding countryside.

Location
Heyope is a peaceful rural hamlet just outside Knucklas, offering quiet countryside living with easy access to nearby amenities. Knucklas itself is a welcoming village with a community hall and regular local activities, while Knighton provides the main services for the area, including independent shops, cafés, convenience stores, a GP surgery, dental practice, leisure centre, train station and primary schooling, with secondary education available in nearby Presteigne. The wider community is well supported by additional facilities in Presteigne, Llandrindod Wells, Hereford and Shrewsbury, offering supermarkets, medical services, schools, leisure centres and full town- and city-level amenities.

Services
The property is connected to mains electricity, shared borehole water supply with the bore hole being in the adjacent field and comes into the grounds and house, with UV filter, and private septic tank drainage. The property has Oil fired central heating.

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.

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.
The table shows the predicted broadband services in your area.
Standard 1 Mbps 0.1 Mbps Good
Superfast -- Not available
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach
Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

Mobile
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 Variable outdoor
O2 Poor to none outdoor
Three Poor to none outdoor
Vodafone Poor to none outdoor
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.

Agents notes
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
Using what three words the property can be found ///bulldozer ample obviously



