

8, Grove Close, Knighton, LD7 1LJ
Price £450,000

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8 Grove Close
Knighton

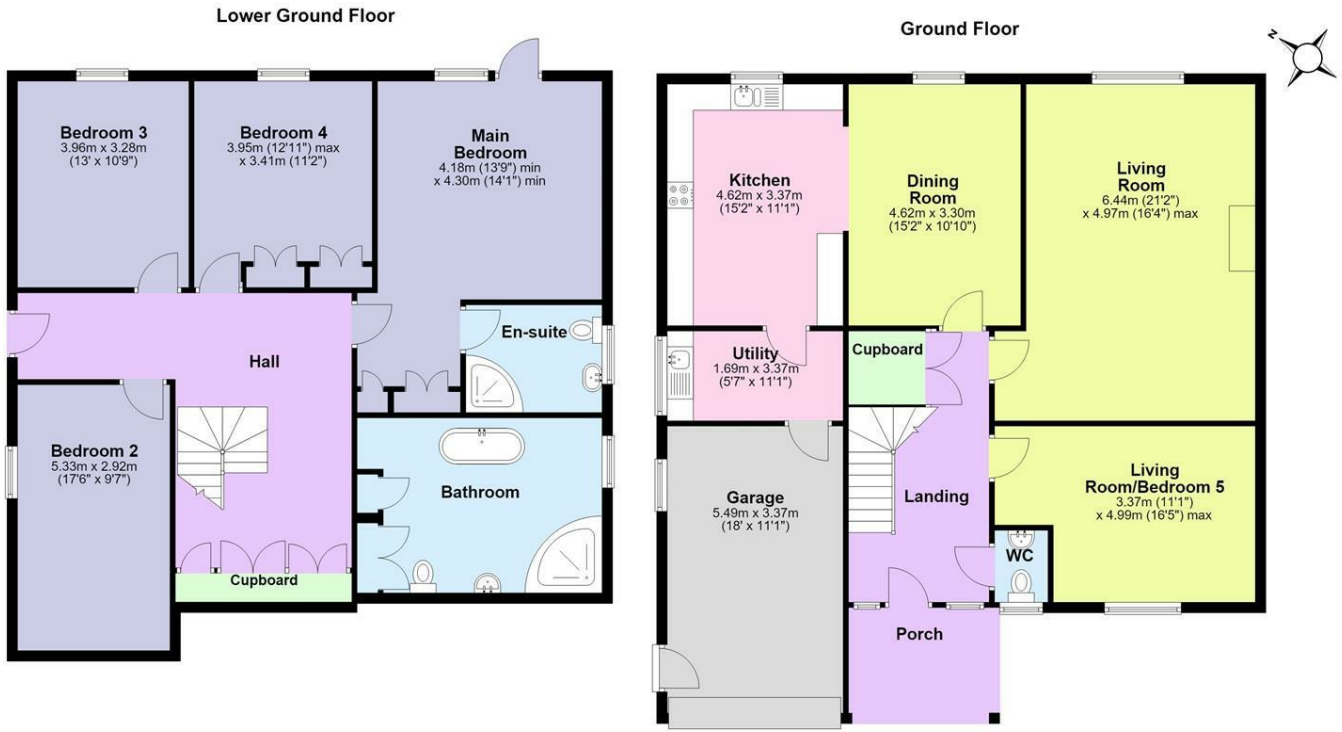
A substantial and versatile detached home offering = well-planned accommodation across two levels. Set within a quiet cul-de-sac on the edge of Knighton, the property provides generous living spaces, four/five bedrooms, and excellent flexibility for multi-generational living, home working, or those seeking additional reception space. The property has a driveway, garage, gardens and elevated views over the Teme Valley, this property is a MUST VIEW.

- Bright modern interiors — well-presented rooms with a warm, contemporary finish throughout.
- Spacious kitchen and dining — ideal for everyday living and family gatherings.
- Stylish bathroom suite — modern fittings, generous layout, and a high-quality finish.
- Inviting hallway and landing — clean, well-lit spaces creating a welcoming flow.
- Private rear garden — mature hedging, lawned areas, and attractive seating spaces.
- Far-reaching views — peaceful outlook across Knighton's surrounding hills and greenery.

Material Information
Price £450,000
Tenure: Freehold
Local Authority: Powys
Council Tax: F
EPC: (null)
For more material information visit www.cobbamos.com

AWAITING EPC

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



Total area: approx. 232.9 sq. metres (2507.2 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
8 Grove Close is a beautifully presented and generously proportioned home, offering bright, modern interiors and superb versatility across its spacious layout. The property enjoys an inviting atmosphere throughout, with well-finished rooms that flow naturally from one to the next. The kitchen and dining spaces feel warm and contemporary, ideal for everyday living and family gatherings, while the stylish bathroom and well-kept hallway highlight the care and quality invested in the home. Outside, the property opens onto a private and mature garden with attractive seating areas and far-reaching views across Knighton's rolling landscape. It's a wonderful setting for relaxing, entertaining, or simply enjoying the peaceful surroundings. Together, the indoor and outdoor spaces create a home that is both practical and uplifting — perfect for buyers seeking comfort, space, and a tranquil residential location.

The accommodation comprises: landing, two reception rooms, kitchen, dining room, utility, main bedroom with ensuite, three further bedrooms, family bathroom and WC.

Property desciption
The front door opens onto the landing with a light and airy feel and doors leading off to the accommodation. The living room, a bright and expansive space ideal for family use and entertaining. A second reception room to the front is currently arranged as a second living room ideal for those with teenagers or parents in the house but could be bedroom five—offers further flexibility for guests, hobbies, or office use. The kitchen and dining room sit side-by-side, creating a sociable layout with scope for open-plan reconfiguration if desired. A practical utility room, WC, and an integral garage complete the floor, providing excellent storage and day-to-day convenience.

The lower level offers four well-proportioned bedrooms arranged off a central hall. The main bedroom enjoys its own modern en-suite, door to the garden and built in wardrobes, while the remaining bedrooms are served by a spacious and well appointed family bathroom with a four piece suite with the bath being the focal point of the room. The bedroom sizes are notably generous, especially bedroom two, making this floor ideal for families, guests, or those wanting private space away from the main living areas.

Gardens, parking and garage
The property enjoys a peaceful residential position within the established setting of Grove Close. To the front, a driveway provides parking for several vehicles, with mature hedging surrounding the plot to offer a high degree of privacy. Gates on either side of the property lead to steps descending to the rear garden. The rear garden features a combination of lawned areas and attractive seating spaces, offering scope for further landscaping or personalisation. The layout provides a practical and enjoyable outdoor environment suitable for families, entertaining, or quiet relaxation. The garage benefits from an up-and-over front door, a pedestrian side door, and an additional internal door giving direct access back into the house, ensuring excellent convenience and storage flexibility.

Services
The property has all mains services connected with gas fired heating.

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 note
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.

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 predicted broadband services in your area are listed below:
Broadband type Highest available download speed Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast 56 Mbps 9 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach
https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LD71LJ&upm=10006969825

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 Good outdoor, variable in-home
O2 Good outdoor, variable in-home
Three Good outdoor, variable in-home
Vodafone Good 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.

DIRECTIONS
Using What Three Words ///advice.nicknames.rails From our office on Broad Street, Knighton proceed down the hill. Turn Right onto Presteigne Road and continue until you reach a junction on your left that turns into Grove Close. Take the left and the property is the fourth house on your right hand side.

