






THE GUTTERS, STANAGE

Knighton, Powys, LD7 1LY



A FANTASTIC LIFESTYLE AND BUSINESS OPPORTUNITY

A fantastic lifestyle and business opportunity that has exceptional views, set in 8.55 acres on the Shropshire, Herefordshire, Powys borders.

			EPC
3	3	3	A

Local Authority: Powys County Council

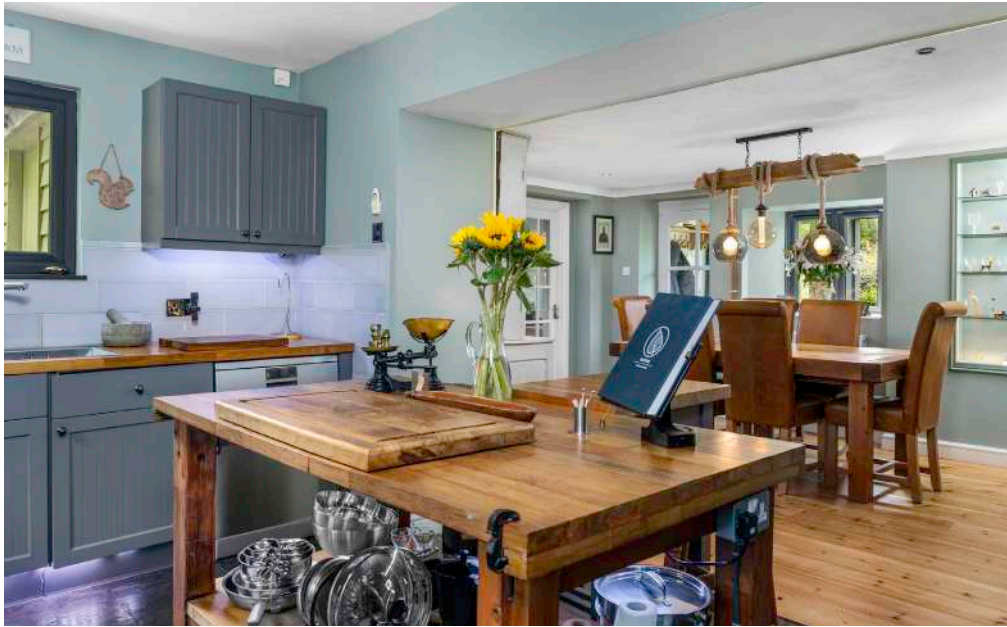
Council Tax band: F

Tenure: Freehold

Services: Mains electricity, private water, and drainage. The Gutters has a purpose-built generator back up system. Air Source Heat Pump – 16KW.

Battery storage of 23KW (2x 9KW and 1x5KW Give Energy Batteries). Solar panels 13.2KW. Zappi Intelligent Car charger.

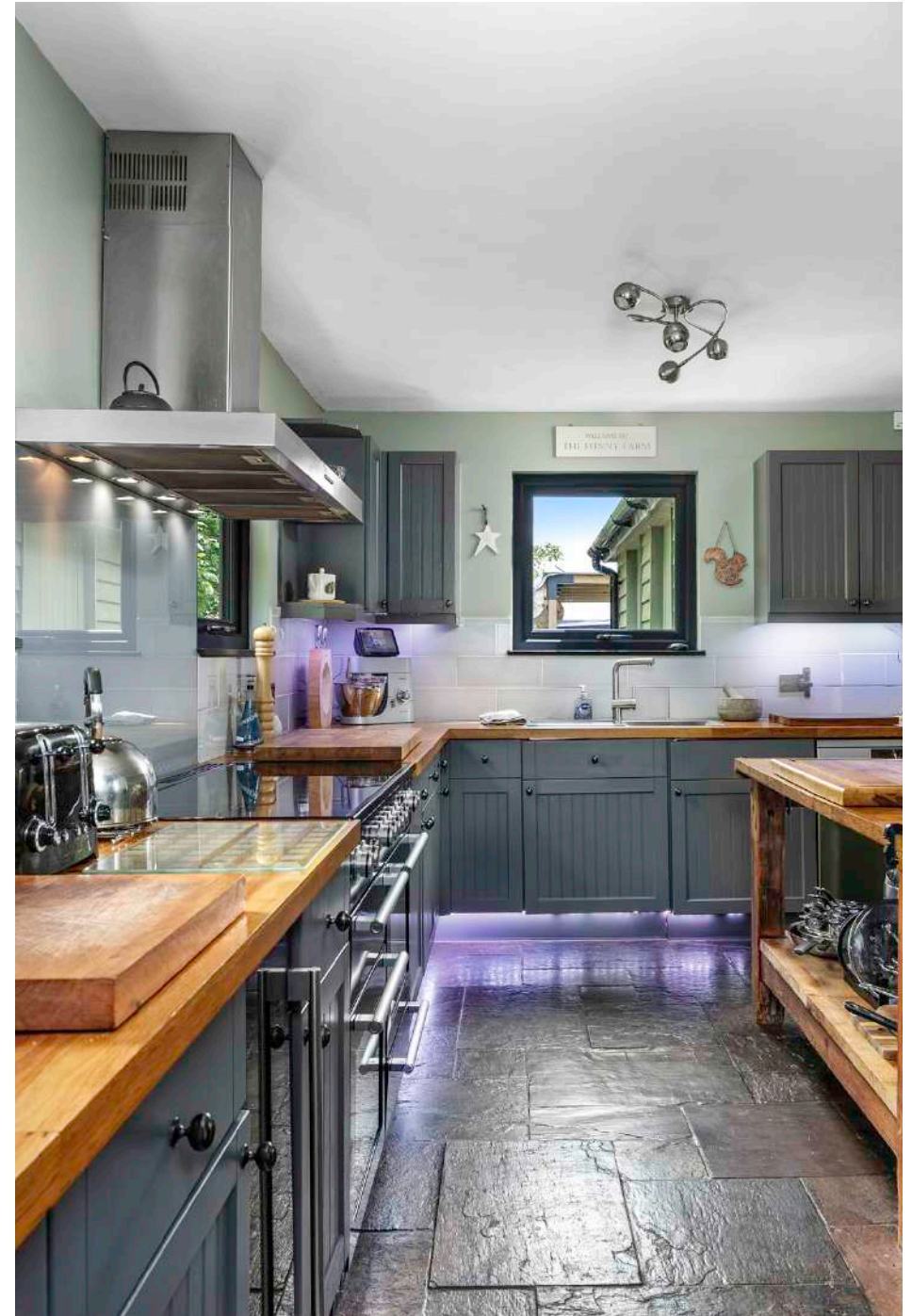
Guide Price: £985,000



THE GUTTERS, STANAGE

Renovated and improved extensively by the current owners to create an exceptional home that provides excellent living accommodation and with an eye on energy efficiency having achieved an A rating on the EPC.

A low-cost home to run that has a profitable holiday letting business established, stables, gardens paddocks and an extremely useful outbuilding that has been used as offices, cinema room, gym, store, and workshops.







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THE PROPERTY

Internally, the house has a great layout with an open plan fitted kitchen / dining room with a drawing room that has a wood burning stove. There is a study, family room that opens onto the decking where there are outstanding views down the valley. There is also a utility, boot room, and ground floor shower room.

Upstairs there is a wonderful principal bedroom suite that has a glazed gable giving panoramic views over the land and to the hills beyond. It has a dressing room and shower room. There are two additional double bedrooms that share the house bathroom.







GARDENS & OUTSIDE

The land extends to 8.55 acres in total with a long-gravelled driveway leading from the lane to the parking and turning area to the front of the house. There are paddocks, nut orchards and formal as well as wild areas of garden. The setting is quite stunning with so many areas to sit and enjoy the exceptional views over the countryside surrounding.

There is a very good outbuilding that is divided into three sections, an office, cinema room / gym and a workshop. This building has electricity and water connected.

There is a stable block that has tack room, three loose boxes and hay store with electricity and water connected.



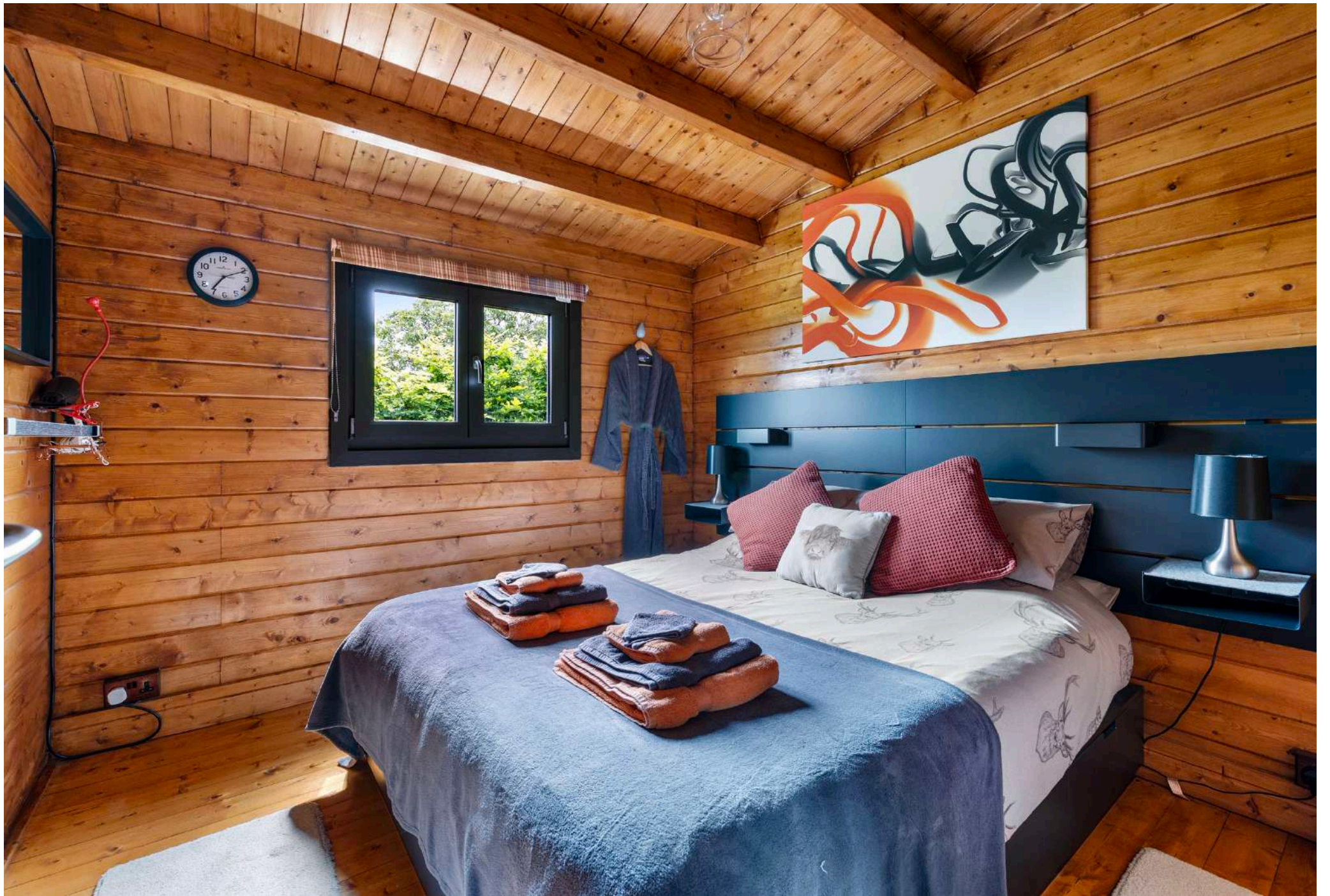


HEDGEHOG LODGE

A detached two-bedroom lodge that has been successfully run over the last five years as a holiday let that now has a high occupancy rate and a large number of return bookings.

Set away from the house and well screened, it has an open plan kitchen living space with wood burning stove, two bedrooms, bathroom and deck that has a hot tub and exceptional views.







LOCATION

Surrounded by unspoilt countryside, yet remaining well connected, The Gutters offers an ideal balance of rural tranquillity and accessibility.

The Gutters enjoys a wonderfully private position within the rolling countryside of on the Shropshire, Herefordshire, Powys border, just a few miles from the market towns of Knighton and Presteigne, which offers a range of everyday amenities, shops, cafés and in Knighton a train station.

The cathedral city of Hereford is approximately 30 miles to the south providing extensive shopping, dining, and cultural facilities, along with excellent rail links.





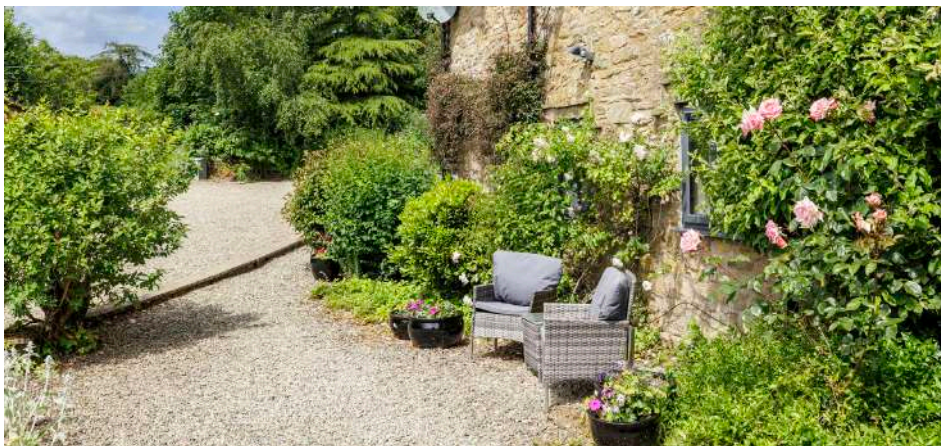
DIRECTIONS (POSTCODE LD7 1LY)

From Leintwardine, turn onto the A4113, then after 3.3 miles, having passed the turn into Bucknell, take a left turn into Reeves Lane and proceed up the hill for 2.5 miles where you will find the entrance to the property. Go down the track and it takes you to the property.

Distances

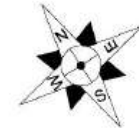
Knighton town centre 3.5 miles, Presteigne 5 miles, Ludlow 19 miles, Leintwardine 6.3 miles, Hereford 30 miles (Distances and time approximate).

What3words - [suspended.whimpered.hits](https://www.what3words.com/suspended.whimpered.hits)





The Gutters, Reeves Lane, Stanage, Knighton, LD7 1LY



Ground Floor
Approximate Floor Area
1215 sq. ft
(112.92 sq. m)



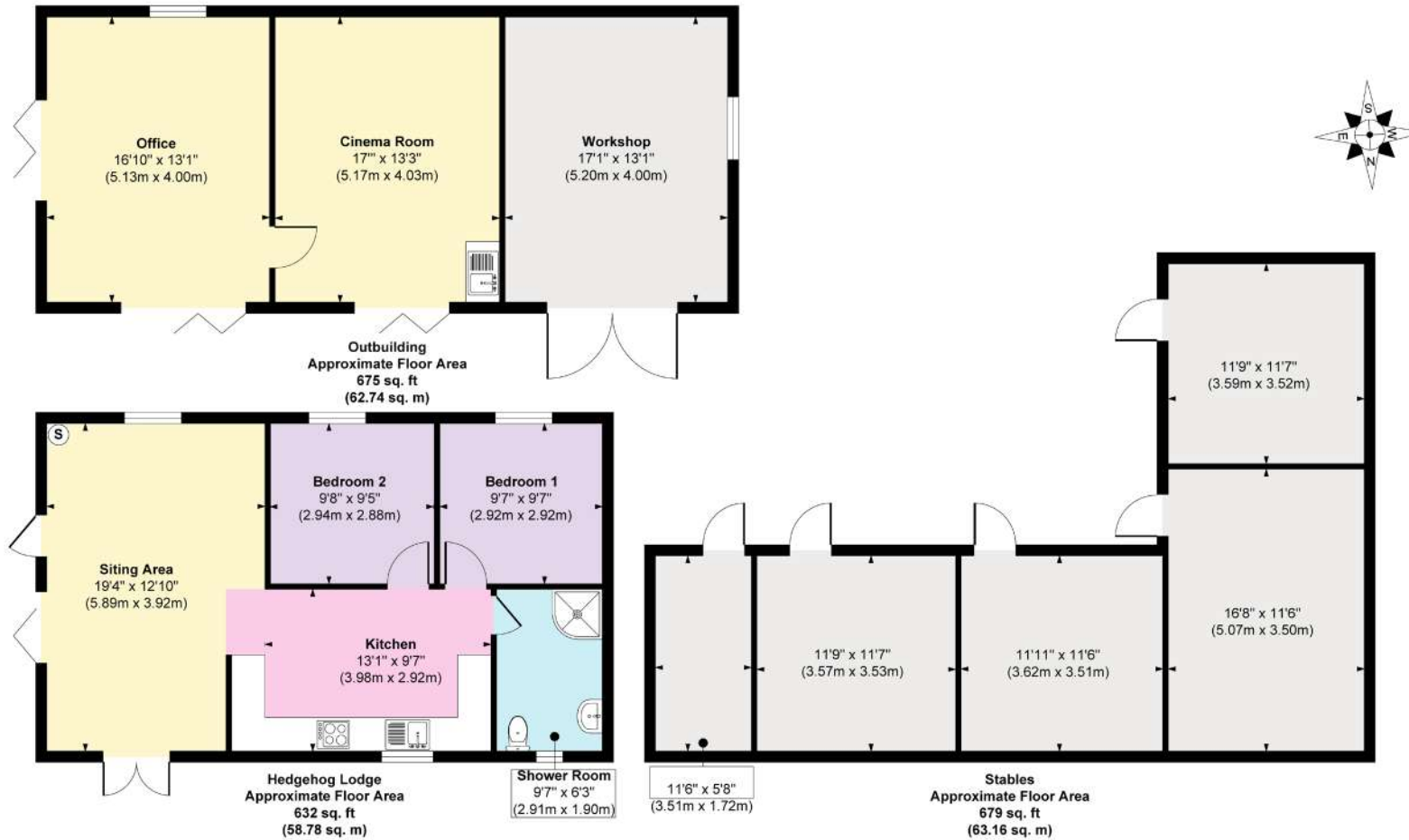
First Floor
Approximate Floor Area
822 sq. ft
(76.40 sq. m)



Approx. Gross Internal Floor Area
Main House = 2037 sq. ft / 189.32 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
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Approx. Gross Internal Floor Area
Hedgehog Lodge = 632 sq. ft / 58.78 sq. m
Stables = 679 sq. ft / 63.16 sq. m
Outbuilding = 675 sq. ft / 62.74 sq. m

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We would be delighted
to tell you more.

Kevin Boulton

07932 557520

kevin.boulton@knightfrank.com

Knight Frank

Unit 2, SY8 Studios, Gravel Hill, Ludlow

SY8 1FP

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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