

Holters

Local Agent, National Exposure

Ffrydd House, 13 Bridge Street, Knighton, Powys, LD7 1BT

Offers in the region of £499,950



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Bridge the gap between you and what is sure to be your forever home by simply picking up the phone and arranging a viewing of Ffrydd House in Bridge Street today! Offering 4 bedrooms & 3 reception rooms, this period house really has it all, plus a large south facing garden, gated driveway, double garage, views, and is a short walk from the town centre.

- An Impressive & Sizeable Period House
- Town Centre Location
- Detached Double Garage
- Approx. 150 Yards from Shops & Facilities
- Beautifully Presented Accommodation
- Large South-West Facing, Landscaped Gardens
- Distant Views Across & Beyond the Town
- 4 Bedrooms, 3 Reception Rooms & 2 Bathrooms
- Gated Driveway & Large Parking Area
- Useful, Good-Sized Cellar

The Property

Ffrydd House is an impressive period residence which occupies a prominent position in the market town of Knighton, right on the Wales and England border, set within the scenic Teme Valley. Believed to date back circa 1820-40, the property was considerably extended in the early 1980s by a reputable local builder, resulting in a spacious and characterful home that beautifully reflects its rich history.

The property comprises four bedrooms and three reception rooms, blending original period features with modern comforts. Exposed stonework, timber beams, inglenook fireplaces and a cellar sit alongside a fully fitted kitchen and two contemporary bathroom suites. Since the current vendors acquired the property, further improvements have been made, including upgraded electrics, new UPVC double glazing and central heating added to the study/sun room. In addition, the owners have also created a new patio area outside, further enhancing what was already a beautiful and unique garden. The property offers parking for a number of vehicles, as well as a detached double garage.

Ideally situated just moments from Knighton's high street with its variety of independent shops and amenities, the town's railway station, serving the Heart of Wales line between Swansea and Shrewsbury, is within walking distance, as are the famous Offa's Dyke Centre and trail and the local primary school and leisure centre.

Approached via a private driveway through

double wooden gates, the parking area accommodates several vehicles alongside a detached double garage with power and lighting. The gardens are a real highlight, comprising two sections. One features a lawn, vegetable plot, greenhouse, garden shed and the new patio area with far-reaching views towards Kinsley Wood. The other, to the rear, is split-levelled and beautifully landscaped, with a south-west facing patio, a rockery with feature pond and a further lawned area beyond. The gardens are neatly maintained throughout with hedged and fenced boundaries, stone-walled borders and an array of mature shrubs, trees and planted beds. The property also benefits from fully owned solar panels on a favourable National Grid tariff, providing electricity to the home and an additional income stream for the owner.

The rear entrance, accessed from the parking area, serves as the everyday point of entry, whilst the front door is approached from the roadside via a pathway. The entrance hall has stairs rising off to the first floor and gives access to the downstairs W.C, sitting room and living dining room. The sitting room has double doors to the rear patio and a feature fireplace with inset gas-fired wood-burning style stove. The living dining room enjoys a dual aspect, a second matching fireplace and space for both a dining and sitting suite. Beyond lies the fully-equipped kitchen diner, fitted with base and wall units, an inset sink, electric oven, gas hob, extractor hood and space for a dishwasher and American-style fridge-freezer. The centrepiece is an exposed stone inglenook with a further fitted gas-fired wood-burning style stove. A door leads to a

larder, store and office with stone steps down to the sizeable cellar area. The rear hall connects to the outside and to the useful utility room, which houses the Worcester boiler and has plumbing for white goods. To the rear of the utility, a further door leads to the study/sun room, which is a comfortable space for working from home or relaxing.

Upstairs, the landing is configured as a library area with a stone inglenook fireplace and space for additional furnishings. The two principal bedrooms face the front, both doubles, whilst a third double is positioned at the rear with garden views. The fourth bedroom is a good-sized single. All three larger bedrooms benefit from fitted 'Sharps' wardrobes. Both the bathroom and shower room have been refitted to a high standard with modern white suites. The bathroom has a P-shaped bath with shower screen, wash hand basin and a W.C, whilst the shower room has a W.C, vanity unit and a fully tiled shower enclosure.

The Location

Ffrydd House is found approximately 150 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.

Heating
The property has the benefit of gas fired central heating.

Services
We are informed the property is connected to all mains services.

Tenure
We are informed the property is of freehold tenure. One section of the property makes up a flying freehold with the adjoining building.

Council Tax
Powys County Council - Band G.

Broadband
Enquiries indicate the property has an estimated fibre broadband speed of **MB. 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
Leominster - Approximately - 19 miles
Newtown - Approximately 21 miles
Builth Wells - Approximately 26 miles
Hereford - Approximately 31 miles
Shrewsbury - Approximately 38 miles

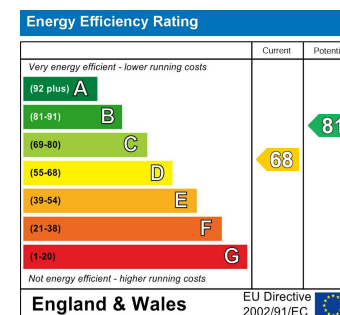
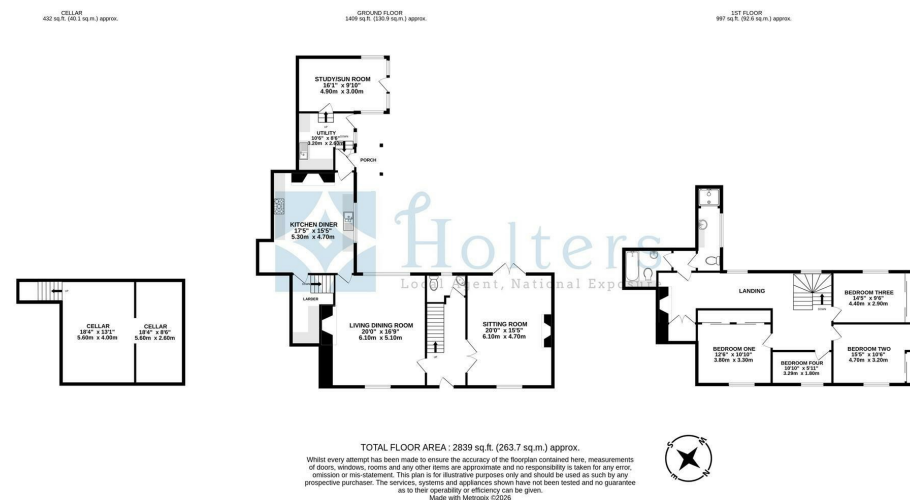
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Referral Fees
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Wayleaves, Easements and Rights of Way
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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.

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





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