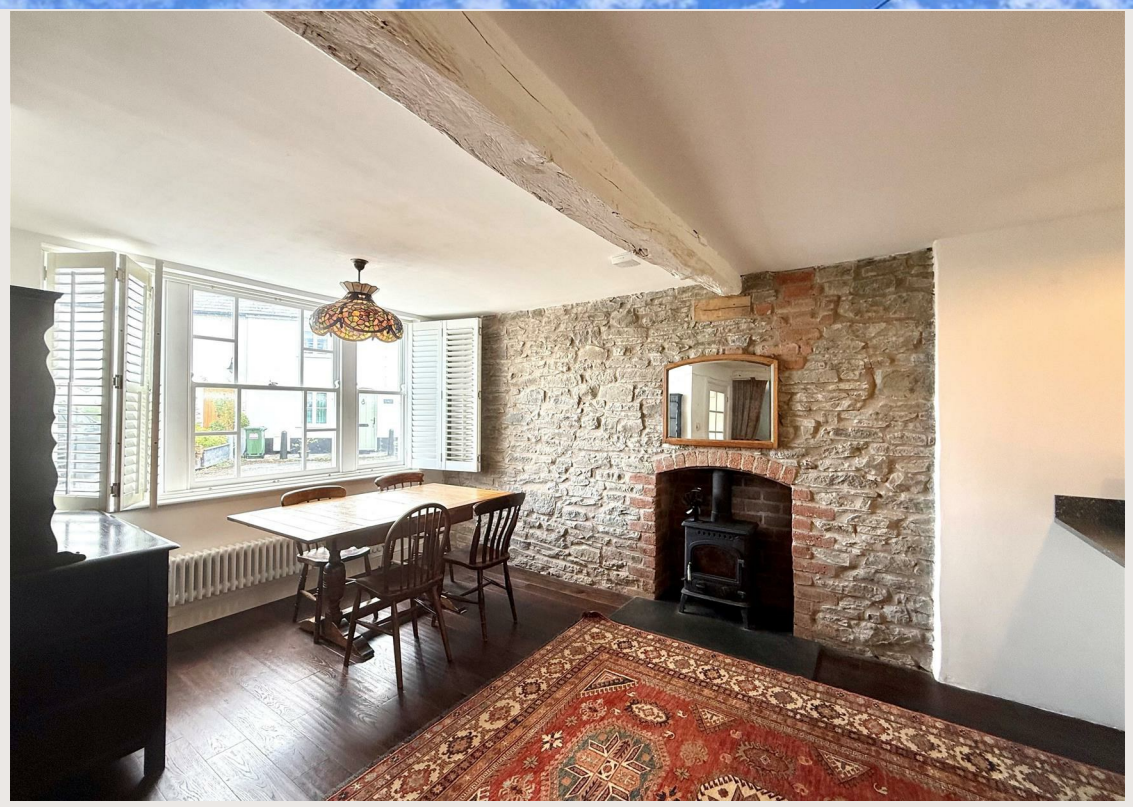
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LAND & NEW HOMES

2, Castle Road, Knighton, LD7 1BA

Price £399,000















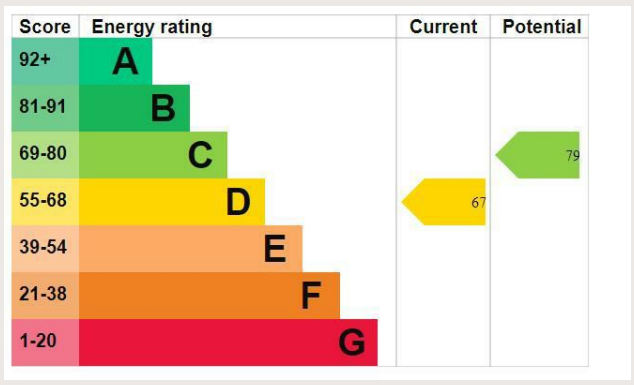


2 Castle Road
Knighton

This substantial Victorian town house located a short walking distance from the centre of the border town of Knighton offers buyers a perfect blend of old and new. With both characterful elegance and liveable comfort, this property is certainly worth viewing. Comprising four sizeable double bedrooms, three bathrooms (two being ensuites) as well as a downstairs WC, a cosy living room and spacious open plan kitchen/dining/living space, the property also has an attached garage, and an outside wood-panelled studio/office perfect for flexible use. The level, enclosed gardens catch the sun for most of the day.

- Nicely presented victorian townhouse
- Open plan kitchen/dining/living space plus a separate living room
- Four bedrooms, three bathrooms (two being en suites) and a downstairs WC
- Blend of period features and modern conveniences
- Located just a short walking distance from the town centre
- Level enclosed gardens and garage
- No onward chain

Material Information
Price £399,000
Tenure: Freehold
Local Authority: Powys
Council Tax: E
EPC: D (67)
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
2 Castle Road is a wonderful Victorian townhouse located in the conservation area of Knighton in its oldest part, with elevated views over the town and onto the scenic hills beyond. The property offers flexible accommodation with four double bedrooms (two with ensuites), a family bathroom, additional downstairs WC, a spacious landing and corridor, outdoor office/studio, and a large open plan kitchen/dining/living space, plus a separate cosy living room. There are so many wonderful features throughout the property with Laura Ashley window shutters and vintage style radiators, exposed wooden beams, period style sash windows, and the original stone fireplaces including a large inglenook. The property also has an enclosed private garden with the back wall forming part of the medieval castle that once stood on the hilltop behind the property. Additionally, it boasts a gravelled courtyard and walkways, a lawned area, and a stone deck/raised patio area, with ample space in the garage for storage.

The accommodation comprises: entrance foyer and cloakroom, open plan kitchen/dining/living area, additional separate living room, utility room, landing area and corridor, four double bedrooms, three bathrooms (two ensuite), a family bathroom, downstairs WC, and an outside studio-cum-office.

Property description
The kitchen is custom-fitted with a range of units in a lovely soft sage colour, and grey stone counter tops, a range style cooker, wine cooler, 1 1/2 ceramic sink, and built-in fridge freezer. A door off of the kitchen leads through to the utility area where you'll find a wooden countertop equipped with a deep stainless-steel sink and multi-head pull-out spray faucet. Beneath it are a fitted washing machine and a dryer, and on the wall opposite a metal and wood framed airer. The downstairs WC is located off of the utility as well as a door that leads out to the garden.

Going up, take the stairs to the first floor where there is a spacious landing with doors leading off to all the bedrooms and the family bathroom. The main bedroom is to the far end of the property and is spaciously laid out with wooden panelled walls and dual aspect shuttered windows providing views onto the garden as well as over the cwm, or valley, below. The ensuite bathroom features a roll top bath, separate shower stall, twin sinks, matching toilet, metro tiling splash back, a wall-mounted mirrored-cabinet, and wooden flooring. There are two further double bedrooms, one with wooden flooring and an elegant black-surround fireplace and mantlepiece, plus ceiling-to-floor built in wardrobes. The fourth bedroom has a tastefully built-in book-case and enjoys views of the castle mound. The second bedroom is to the other end of the house with an ensuite shower room featuring wooden flooring, wooden panelled walls, and metro tiling. The spacious main family bathroom accessible from the landing also has wooden flooring and a bath with shower screen, a wall-mounted mirrored cabinet above the toilet, sink with freestanding vanity unit, and the metro tiling splashbacks that continue the theme throughout the house.

Garden
The property has an enclosed courtyard style garden with stone walled rear boundary built from the castle that once stood at the top of the town. There is a walled and fence trellis boundary to the front providing a secure and private space that also features a brick-mounted chef-installed pizza oven. The patio area is perfect for outdoor furniture or even a hot tub as there are external hot and cold taps nearby. There is a lawned area with mature shrubs and plants along the borders and a picture wall planted with already-climbing mature wisteria. There is a door leading into the garage with concrete floor and the electric and boiler houses in one corner. The garage has automatic wooden doors providing access onto the street. The studio/office outbuilding has power and windows and has a water pipe connected that could be developed further. The current owner has previously used this space as a den.

Location
The property is located a short walking distance from 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. At the Knighton visitors centre by the river, you can stand with one foot in each country. Knighton also has a primary school, supermarket, leisure centre, and many other smaller independent shops. The larger market town of Ludlow, 16 miles away, has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger spa town of Llandrindod Wells, 18 miles away, offers a further wider range of facilities.

Agent's notes
Please note that in addition to the built-in fridge freezer and dishwasher, the seller is including the following appliances within the sale price: Italian range cooker & oven, washing machine, tumble dryer, and the two wood burners. Also included are the wall-mounted bathroom cabinets and the outdoor pizza oven.

Services
The property has mains services connected including mains gas heating.

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.

Directions
From our office on Broad Street proceed up the road onto West Street, passing the clock tower on the left hand side follow the road around to the left on to Market Street. Proceed along this street, taking the first right onto Castle Road and the property is around the corner on the right hand side.

