

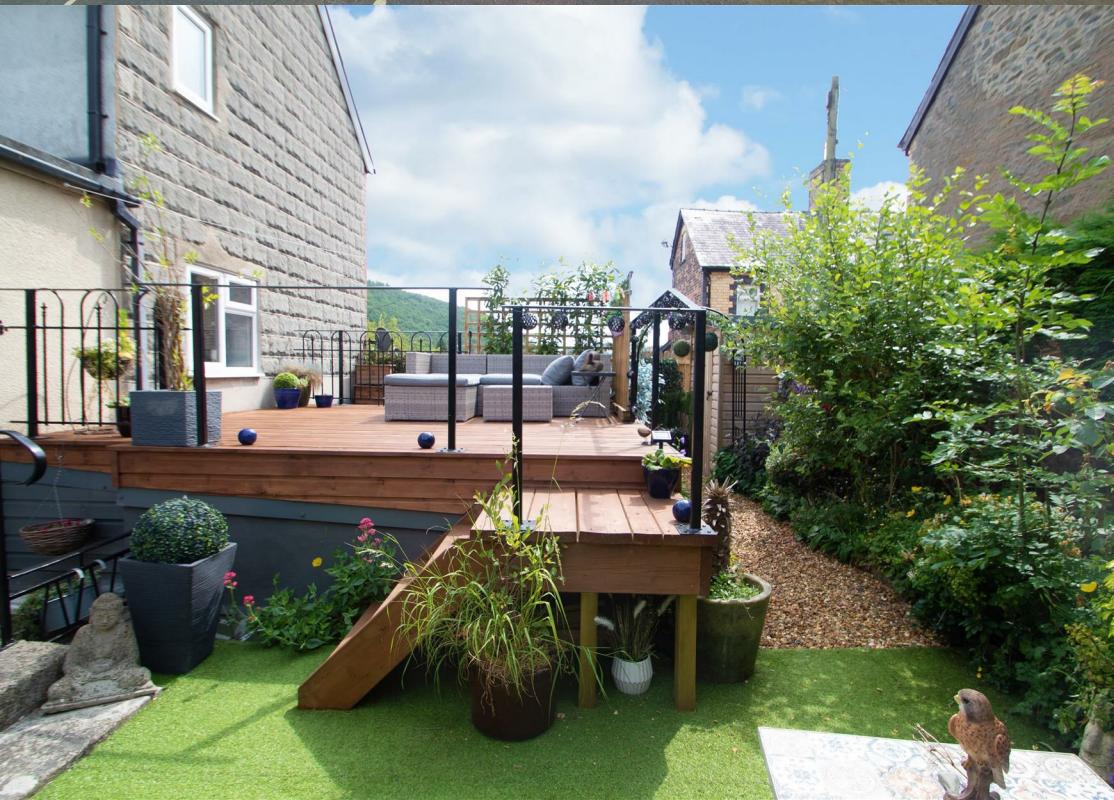


21-22, West Street, Knighton, LD7 1EN
Price £315,000

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21-22, West Street Knighton

A stunning townhouse on the outskirts of Knighton which has been improved by the current owner. Set over four floors all centred around a stunning spiral staircase. There are four double bedrooms, three reception rooms, kitchen/breakfast room and a lovely garden with off road parking. Viewings are highly recommended for this stylish home.



FEATURES

- Town house
- Accommodation spread over four floors
- Three/Four bedrooms, three reception rooms
- Terraced garden and car port parking
- Just off the town centre
- Views onto the surrounding countryside
- Cellar with potential
- Motivated seller

Material Information

Price £315,000

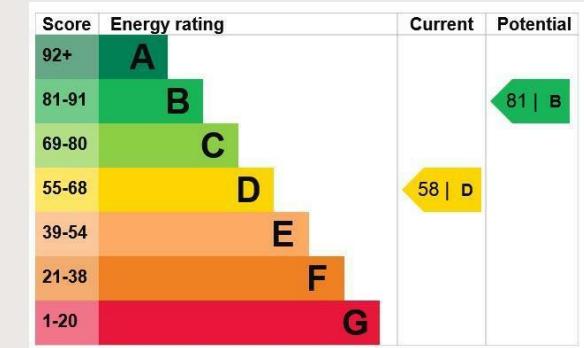
Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: D (58)

For more material information visit www.cobbamos.com



Introduction

A wonderfully presented four bedroom property with flexible accommodation to suit any owner, totalling over 2,500 square feet, located just off the town centre of Knighton. With fantastic accommodation split over three floors, with an additional floor as a cellar, car port parking and garden in an elevated position with views across the town and countryside beyond.

The accommodation comprises: hallway, kitchen / breakfast room, open plan living room/dining room, snug, WC, family shower room, four double bedrooms and a cellar.

Property description

The front door opens directly into the downstairs hallway, where you are immediately greeted by the spiral staircase which rises the entire height of the building from the cellar to the third floor. Directly in front of you is the kitchen/breakfast room which has matching navy blue traditional wall and base units, integrated electric oven with gas hob over, space for a washing machine, tumble dryer and fridge-freezer. There is also a working dumbwaiter, going up to the second floor. There is a breakfast bar and space for a table chairs should you need the space. A door from the kitchen leads to outside area and car port providing parking which is very handy. Off the kitchen is a boot room area for coats and shoes and leads to a ground floor WC. From the hall, a sliding door leads into the living/dining room which is flooded with light from the windows and has plenty of space for a dining area and then living area. The dining area has a tiled floor and leads through to the living area with a carpet. These areas are separated by a temporary screen so the space can be used as one area or separated into two. It's a perfect space for teenagers, entertaining guests and family or could be a space to work from home.

The first floor has two bedrooms, a snug area leading to the garden and the shower room. The main bedroom is a large double aspect space with an imposing feature fireplace with alcoving and inset gas fire, this could also be used as living

space if a buyer wanted more flexible accommodation. This room is also situated next to the main bathroom which would mean potential to create an en-suite master suite. The snug features the most wonderful tiled ceiling feature and is a cosy space for sitting and enjoying the views over garden via the sliding doors. It could also be utilised as an office space, family play space or teenage hang out! The family shower room is situated on this floor and has a white three piece suite consisting of large, double electric shower, WC and wash hand basin. There is a second bedroom on this floor that has built in wardrobe space and views onto Kinsley Wood, this room is currently used the home office.

Up the spiral stairs to the second floor is where you will find the third and fourth bedrooms, both of which are good sized double rooms with views overlooking the town and hills beyond.

Accessed off of the ground floor the spiral staircase leads down to the large cellar which is used by the current owners for storage purposes and has potential for conversion (STPP).

Gardens and parking

The property has parking for one vehicle under the car port to the side of the property with ample space for a car and bikes etc. There is also space for a small amenity area for bins and recycling and then a gated area that leads to the access into the home, great for dogs and children. The garden is level and can be accessed from the steps from the car port or off the snug via the sliding doors. There is a decked area for a table and chairs or sofa and great place to relax. There are mature flower beds along the border, a shed to the corner and an area of artificial turf which isn't overlooked and enjoys views onto the hills beyond. Further parking is available on street is available out the front of the property on Norton Street.

Location

Knighton (Welsh: Tref-y-Clawdd, meaning "Town on the Dyke") sits in the rolling hills of the Welsh Marches, straddling the border between Powys,





Wales and Shropshire, England. It is the only town built directly on Offa's Dyke, the ancient earthwork constructed in the 8th century by King Offa of Mercia. • The countryside is dotted with ancient earthworks, castles, and scenic trails, making it a gateway to mid-Wales exploration. The town hosts an annual Carnival and Show each August, attracting visitors worldwide to its showground at Bryn-y-Castell. Knighton retains its character as a traditional market town, with shops serving a wide rural community. Tourism plays a major role, supported by cosy B&Bs, farmhouse stays and self-catering cottages. Local clubs include Knighton Town F.C., Bowls and Rugby Club, reflecting a strong community spirit. There is a doctors surgery, leisure centre with swimming pool, nursery and primary school. There is a train station on the Heart of Wales line connecting Swansea to Shrewsbury. Nearby Ludlow, Leominster, Hereford and Shrewsbury offer wider amenities.

Services

Freehold property, all mains services are connected.

Agents notes

The energy performance certificate was carried out prior to the installation of the replacement windows and doors. Please note the property is located in a conservation area.

Anti-Money Laundering Regulations

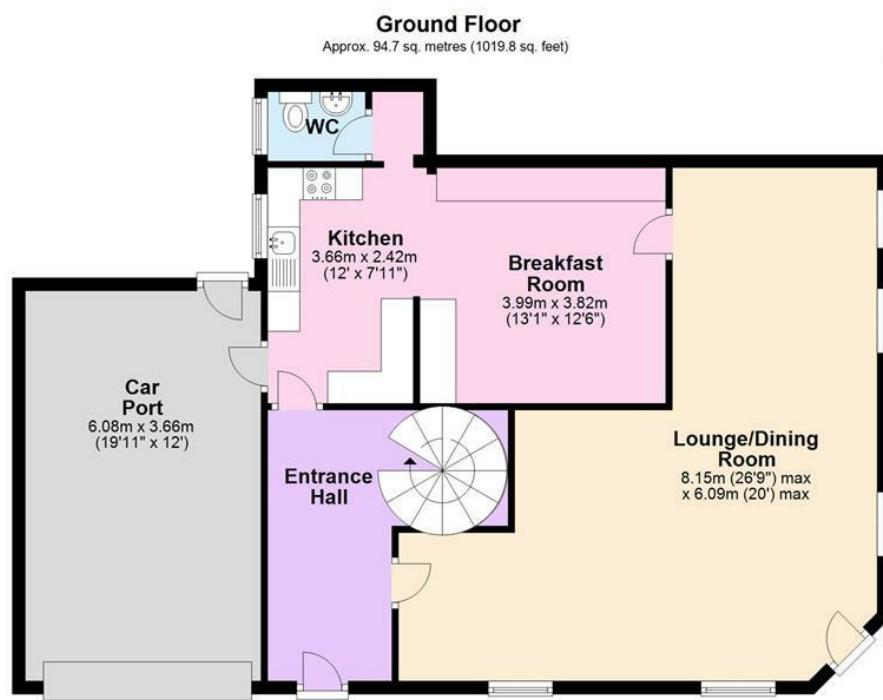
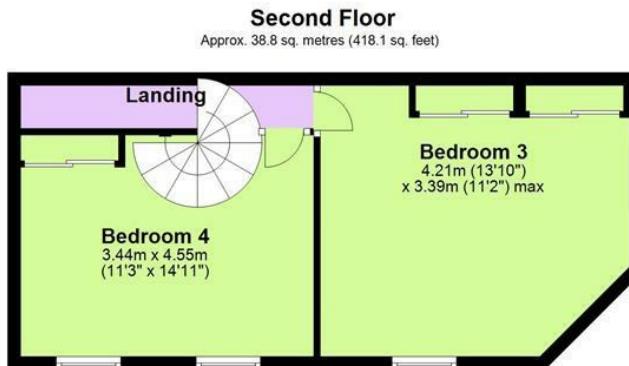
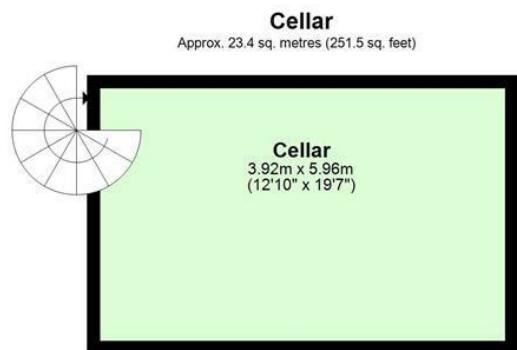
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of 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.

DIRECTIONS

From our office on Broad Street continue on the A4113 up the hill passing the clock tower on the left and side, continue along Broad Street which leads to est Street and you will pass the Library on the right hand side and the property is opposite the turning for the Offas Dyke Centre.







Total area: approx. 233.9 sq. metres (2518.2 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.

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