



Former Vicarage, Church Street, Knighton, LD7 1AG
Guide Price £260,000

Former Vicarage Church Street Knighton

A detached property set just off the town centre of Knighton that offers buyers a great opportunity to create a wonderful family home once some refurbishment works have taken place. The property has four bedrooms, three reception rooms, utility, car port, driveway and gardens to the front and rear. Its been offered for sale with NO ONWARD CHAIN.

- Detached home
- Some modernisation required
- Four bedrooms, one bathroom
- Three reception rooms, utility and garden room
- Driveway parking and car port
- Gardens to the front and rear
- No Onward Chain

Material Information
Guide Price £260,000
Tenure: Freehold
Local Authority: Powys
Council Tax: F
EPC: D (58)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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

The Vicarage is a detached home set just off the town centre of Knighton located on the Welsh border with access to the town centre and then surrounding countryside. The property has spacious accommodation with flexible rooms and with modernisation it has the potential to become a wonderful family home. The accommodation comprises: entrance porch, office, hall, living room, dining room, kitchen, utility, WC, garden room, four bedrooms and family bathroom.

Property description

The front door leads through into an entrance porch that leads through into the home office that is spacious in size with a window overlooking the garden to the rear, it would have the potential to be further accommodation such as a bedroom or annexe with the right development and permissions. From the porch a door leads through to the main hallway with doors leading off the ground floor accommodation and stairs rising to the first floor, off the hall to the left is the former porch with large windows that now has become a garden room type space, that you could enjoy a morning coffee. The living room has Parquet flooring, open fireplace and patio doors leading to the gardens, further along the hall is the dining room with window overlooking the garden. The kitchen is to the end with a range of wall and base units, space for appliances, table and chairs and then a door leading into a functional utility and doors leading to the front. On the ground floor there is a handy WC and under stair cupboard.

On the first floor you find four bedrooms, all being double with the fourth being smaller. They all have exposed floorboards ready for a new owner to decide what to install. The bathroom is a four piece white suite with a separate shower.

Gardens and parking

The property has a driveway with parking for a number of vehicles and a car port providing a covered area. To the front of the property a pedestrian gate leads through to the enclosed walled garden mainly laid to lawn and then leads to a gate allowing access to the utility room and rear garden. The garden at the rear is mainly laid to lawn with mature hedge borders and a patio area off the living room with steps leading down, mature hedge border and Yew Tree to the corner.

Location

Located just off the town centre of Knighton within the conservation area and is conveniently located for accessing the town centre. 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 notes

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request. In summary the covenants require the property to be a single dwelling, the new owner to change the name, the property cant be used for illegal immoral or sacrilegious purpose and the property can not be used for the sale, manufacture or distribution of ale beer wines spirits or other intoxicating liquors.

Services

The property has mains electric, water, drainage and gas heating. Powys County Council Tax Band F.

The property is being sold as a FREEHOLD

The 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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From our office on Broad Street, proceed up the hill and take the first right onto Church Street. Proceed down the hill and continue towards to the Church. The property can be found on your right as indication by our For Sale Board. Using What Three Words [perfumes.outlast.immediate](https://www.what3words.com/perfumes.outlast.immediate)



