



1, Bridge End,  
Knighton, LD7 1NW

Offers In The Region Of  
£129,000

**COBB  
AMOS**

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

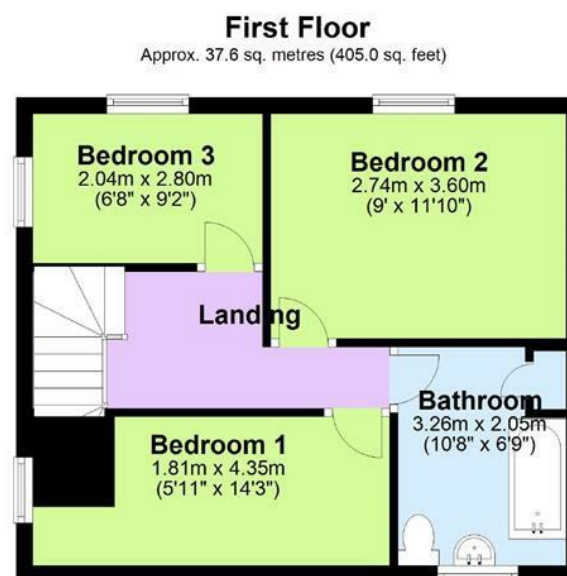
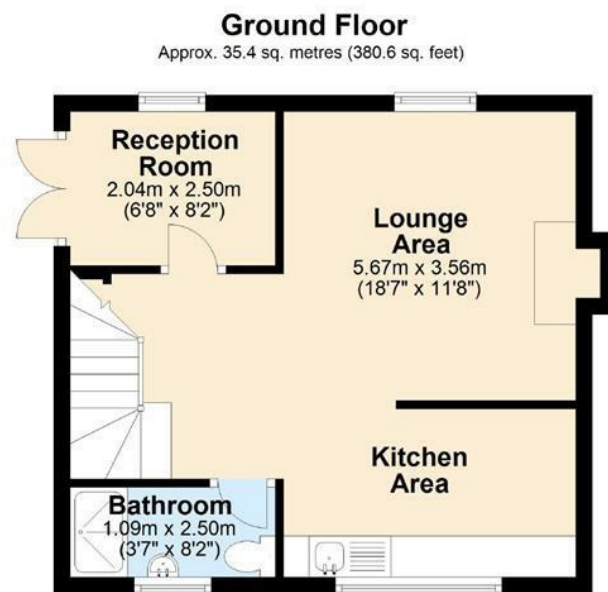
# 1, Bridge End, Knighton,

A semi-detached three bedroom period cottage sat in a rural setting perfect for for a first time buyer, landlord or second home owner. The cottage requires further refurbishment works and offers buyers a great opportunity to create a charming home in a wonderful location with views straight onto farmland and the hills surrounding you. Offered for sale with NO ONWARD CHAIN.

- Semi-detached cottage
- Three bedroom
- Two reception rooms
- Rural position
- Potential for improvement
- No onward chain

## Directions

On entering the village of Whitton on the B4357 from Knighton, pass over the cross roads and follow the road for a short distance The property is located on the right hand side as indicated by our 'for sale' board.



Total area: approx. 73.0 sq. metres (785.6 sq. feet)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.

## Introduction

1 Bridge End is a semi-detached cottage with three bedrooms, reception room and semi-open plan kitchen/living space. Set just out of the small village of Whitton it has views directly onto the surrounding countryside and hills beyond. The accommodation comprises: dining room, kitchen/living room, cloakroom, three bedrooms and bathroom.

## Property description

The front patio doors lead into a bright and airy dining room with stunning views of the surrounding countryside. From here you enter the kitchen/living room with exposed beams. The living space to the front boasts exposed stone walls and features a fireplace with inset stove. The kitchen, running the rear of the cottage, offers beautiful views of the meandering River Lugg, and has ample space for appliances and further units. There is also a very handy ground floor WC and an under-stair alcove which could be used as a cloakroom area. On the first floor there are three bedrooms, each offering more stunning views onto the hills and exposed floorboards. There is a bathroom which overlooks the river.

## Gardens and parking

Surrounded by luscious, green fields, the property has an area directly outside of the front doors with a walled boundary to the front and fence to the rear., This space could be turned into a lovely patio area with pots and a seating area. The property comes complete with its own parking bay, located over the road.

## Location

The property is located within Whitton, which is a small village situated near the market town of Knighton, under 4 miles and Presteigne, just over 4 miles. Whitton itself has a community hall and offers stunning walks. The two market towns offer a wide range of amenities, with Knighton providing a library, large supermarket and a train station with links to Shrewsbury and Swansea. Presteigne has a primary school, secondary school, and leisure centre. Its high street has a marvellous range of independent shops, a great range of eating and drinking venues, a French & Moroccan wine bar and several other pubs. The thriving community offers local events including a popular market which is held once a month.

## Services and agent notes

The property has mains water and electricity. There is Biodisc drainage located in the ground opposite, please note the ground does not belong to the property but there are rights for access for maintenance etc. The property has electric heating and wood burning stove. Powys County Council Tax Band TBC. We are advised the property is being sold as a FREEHOLD.

## 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.

## Do you have a property to sell or rent?

We offer a free market appraisal to accurately value your property to achieve the best possible sale or rental figure in the current market. We are brilliant at tailoring marketing strategies to you and your property and guiding you on how to maximise the value. Contact us on 01547 529907 to book your appointment.

