



Oxford House, 7, Church Street, Knighton, LD7 1AG
Price £450,000

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Oxford House, 7, Church Street Knighton

A truly remarkable Knighton townhouse tucked away in a quiet position near the church, offering exceptionally versatile accommodation arranged over multiple levels and providing up to five bedrooms. It can be lived in as two independent dwellings or enjoyed as one generous family home. Transformed by the current owner over the past 25 years, it blends modern upgrades — including solar panels and battery storage — with an array of original features that enhance its charm and character.

FEATURES

- Three storey town house
- Very adaptable accommodation
- Off road parking for 2 vehicles
- Private garden with views
- Three receptions; five bedrooms
- Kitchen, three bathrooms
- Scullery, cellar, cloakroom
- Solar panels and storage batteries

Material Information

Price £450,000
Tenure: Freehold
Local Authority: Powys
Council Tax: F
EPC: E (54)
 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		
39-54	E	54 E	
21-38	F		
1-20	G		

Introduction

A townhouse in the country or a country house in the town? Either way Oxford House is a remarkable property and offers flexibility within its three floors of accommodation and with two staircases could easily be separated in to two properties or provide a self contained annexe for multi generational living or as a lovely family home with generous proportioned rooms giving that sense of space and tranquility. The current owner bought the property 25 years ago and as he describes it "it needed a bit of work". Well, since then the property has been transformed and now many of the previously hidden features have been exposed, dusted off and given a new lease of life and where it wasn't possible to salvage the original, new has been blended in to the property in such a way you would have to have a very keen eye to spot the joins. Located only a short distance from St Edwards Church the property is located in a conservation area and is likely to be one of the oldest on the street which has a blend of mainly period properties and has views of the surrounding Kinsley Wood, Offas Dyke and in the distance Stonewall Hill, so named as the old stone wall marked the historic boundary between Wales and England.

Property description - Ground floor

Step through the heavy wooden front door down a few steps into the hallway with mosaic tiled floor and period staircase leading to the first floor. On the left is the main sitting room with impressive stone fireplace and wall with large "Clearview" wood burning stove, feature wall with oak beams and window to the front. A single step up through the fully exposed oak bracing, you enter the dining room which is effectively now open plan but could easily be separated if required. There is a window to the front and plenty of storage. Next we pass the ground floor W.C with a door to the side where the parking is located. Then a step down into the large kitchen/breakfast room with three windows to the rear over looking the southerly facing garden. There is a large fireplace with oil fired Rayburn providing cooking facilities and some heating and there are plenty of cupboards and work surfaces and space for a small table. To one side of the kitchen is the scullery with again plenty of cupboard space and an ideal extension to the kitchen and here you will find the steps leading to the large cellar with wine store, power and light. Finally on the other side of the kitchen is the snug sitting room with a fireplace and "Clearview" stove and French doors leading out on to the garden. From here a second staircase rises to the first floor.

First floor

Using the main staircase from the hallway you rise up to the landing and immediately in front of you is a passageway leading to two double bedrooms; the first has triple fitted wardrobes and both have a window to the front and there is also a bathroom serving these bedrooms. Returning to the main landing another door on your left leads through to the rear part of the property where the stairs from the snug sitting room also rise. The landing area is a large space and ideal for a study or a quiet space to read and a small door leads to the eaves storage space which is insulated and boarded. There is a door leading to a passageway which leads to the third bedroom with triple fitted wardrobes and a casement window overlooking the southerly aspect and garden and a second window with an outlook over the church and Kinsley Wood. There is a second bathroom adjacent to the bedroom which makes this almost a self contained space.

Second floor

The stairs rise from the main landing and lead to two further large rooms which are interconnected and make an ideal suite for a family member or as the main bedroom with dressing room/sitting room and a further shower room. (Currently the second of these rooms is set up with its own kitchen which underlines the adaptability of the accommodation)

Gardens and parking

There is a driveway to the side providing off road parking for two cars and steps lead to the rear garden and seating area and because of the way the town is built on a hill there is a great view across the town and up towards the hills in the distance. The garden has well stocked flower borders with an array of complimentary flowers, shrubs and trees and with its southerly facing aspect is a genuine sun trap. There are two small stone built sheds attached to the property which provide useful storage.

Solar Panels

The vendors have installed 14 solar panels and storage batteries. This allows for the generation, use and storage of electricity which reduces the running costs of the property.

Broadband

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.





The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	16 Mbps	1 Mbps	Good
Superfast	80 Mbps	20 Mbps	Good
Ultrafast	-	Unlikely	

Networks in your area - Openreach

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

Mobile

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE - Good outdoor and in-home

O2 - Good outdoor and in-home

Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

Services

Mains water, drainage & electric are connected

Oil fired Rayburn

Electric heating to most rooms

Anti-Money Laundering Regulations

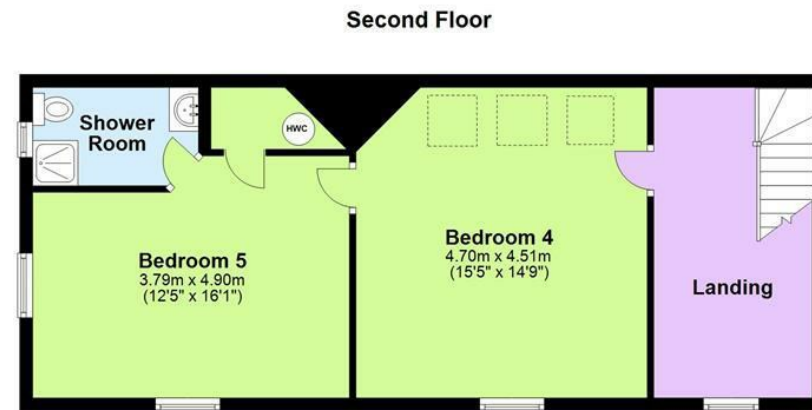
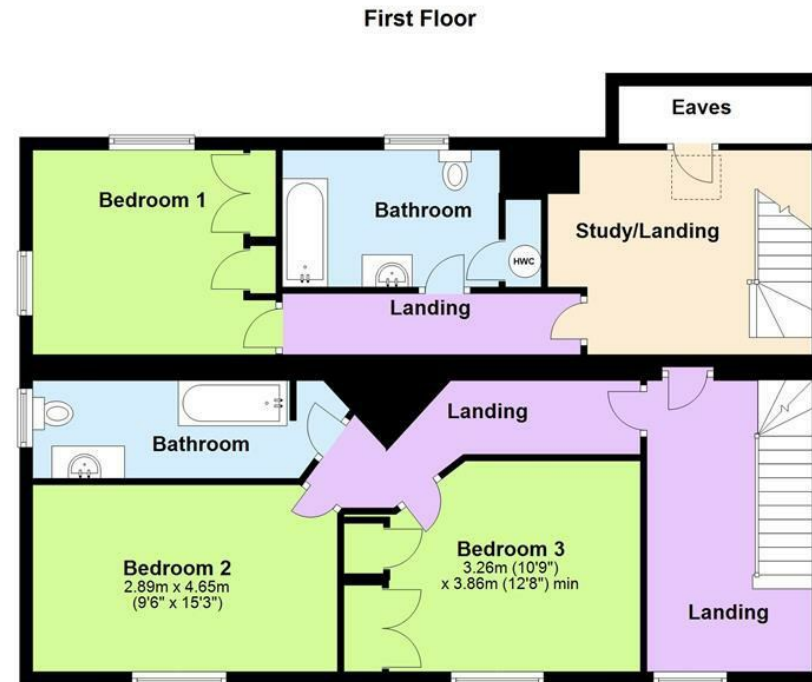
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of 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 turn right on to Church Street and the property is located after a short distance on the right hand side. Using what three words
///flip.thrilled.grinders







Total area: approx. 251.5 sq. metres (2706.8 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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