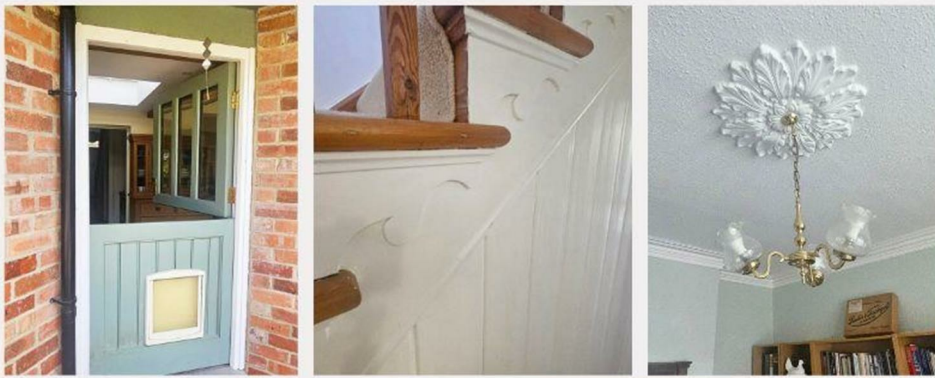




Victoria House, Victoria Road, Knighton, LD7 1BD
Offers In The Region Of £385,000

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Victoria House, Victoria Road Knighton

Located on Victoria Road in Knighton, is this impressive semi-detached Victorian home offering a blend of period elegance, with original Verandah, and modern living with the extension to the rear. Spanning three floors the property offers five bedrooms, four receptions rooms and three bathrooms. There are gardens to the front and rear, parking and car port. Offered for sale with NO ONWARD CHAIN.

FEATURES

- Victorian period home - extended by current owners
- Period features throughout
- Five bedrooms
- Four reception rooms
- Mature gardens
- Driveway parking and car port
- Just off the town centre
- Views onto hills beyond
- No onward chain

Material Information

Offers In The Region Of £385,000

Tenure: Freehold

Local Authority: Powys

Council Tax: F

EPC: C (76)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Victoria House is a stunning semi-detached Victorian home offering a blend of period elegance and modern living, located just off the town centre of Knighton. The home offers up to five bedrooms, four reception rooms and offers plenty of space to spread out through the home. The layout is thoughtfully designed over three floors, allowing for a natural flow throughout the living spaces.

The property retains many beautiful period features, such as ceiling roses, coving, skirting boards, doors, windows and verandah to the front which add character and charm, making it a truly unique home. The property has mature gardens that offer a tranquil retreat from the hustle and bustle of daily life. These outdoor spaces are perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

The accommodation comprises: hall, four reception rooms to include living room, dining room, study and snug, five bedrooms, three bathrooms, boot room, utility and pantry.

Property description

The original front door leads through to the hall with engineered oak flooring, original doors leading off to the accommodation on the ground floor and down the hall to the extension at the rear. The original stairs case with pretty wood carvings leads upstairs and then a door and staircase leads down to the lower ground floor that the current owner has converted into further accommodation.

To the front on the right is a study with large bay window overlooking the courtyard garden to the front and a feature original fireplace being the focal point of the room. This could be used a dining space or playroom for families. Across the hall is the living room with a second large feature bay window, oak flooring and a two way fireplace with an inset Clearview multi-fuel stove that warms the living room and the cosy snug the other side. The snug then has two opening that lead through to impressive extension that is

now home the kitchen/dining space with Velux windows, roof light and large picture windows overlooking the garden. The space has a vaulted ceiling and underfloor heating, a stable door leading out to the garden and a bespoke wooden kitchen with a range of wall and base units, space for a range style oven and dishwasher. Off the kitchen is a handy utility room with Belfast sink and space and plumbing for washing machine. There is also a further door to the pantry which has shelving. Off the hall there is a door leading to a very handy boot room, perfect for coats and into a wet room with vanity sink WC and shower.

On the first floor, the landing has a window overlooking the gardens and onto Kinsley Wood beyond. There are three double bedrooms all with original sash windows, ceiling coving and doors. the main bedrooms has an ensuite shower room and the main family bathroom is fitted with a three piece suite with an accessible bath and shower over.

From the hall, a door leads to a staircase leading down to a converted cellar creating a whole living space that offers two further bedrooms with windows from the courtyard allowing natural light into the spaces. These could be used as alterative reception rooms and offer great flexibility to the home. There is a handy WC on this floor as well.

Gardens, parking and car port

The property has gardens to the front and rear with parking to the side on the driveway and car port which leads to the shed The front garden is a brick paved courtyard with brick wall and wrought iron railings to the front and the verandah running the front of the property.

To the rear is a large garden with a patio area off the back of the main house and steps leading to a lawned are and then a vegetable patch and green house to the corner. There is an abundance of shrubs and plants along the borders and create a lovely mature garden with loads of colour and wildlife.





Location

The property is located just off 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 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.

Services

The property has all mains services connected and has solar panels fitted on the roof. Please request further details from the agent for more information.

Anti-Money Laundering Regulations

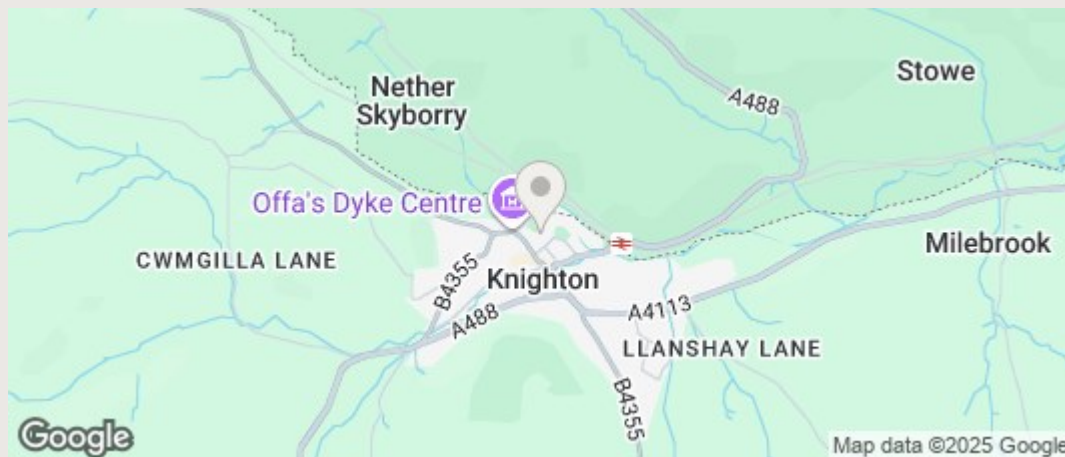
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of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

Agents notes

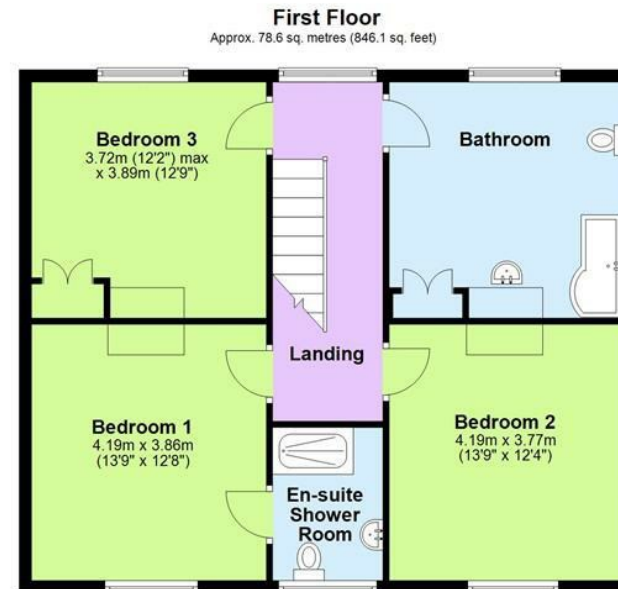
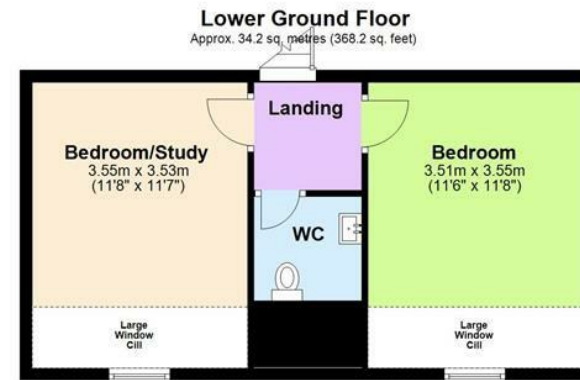
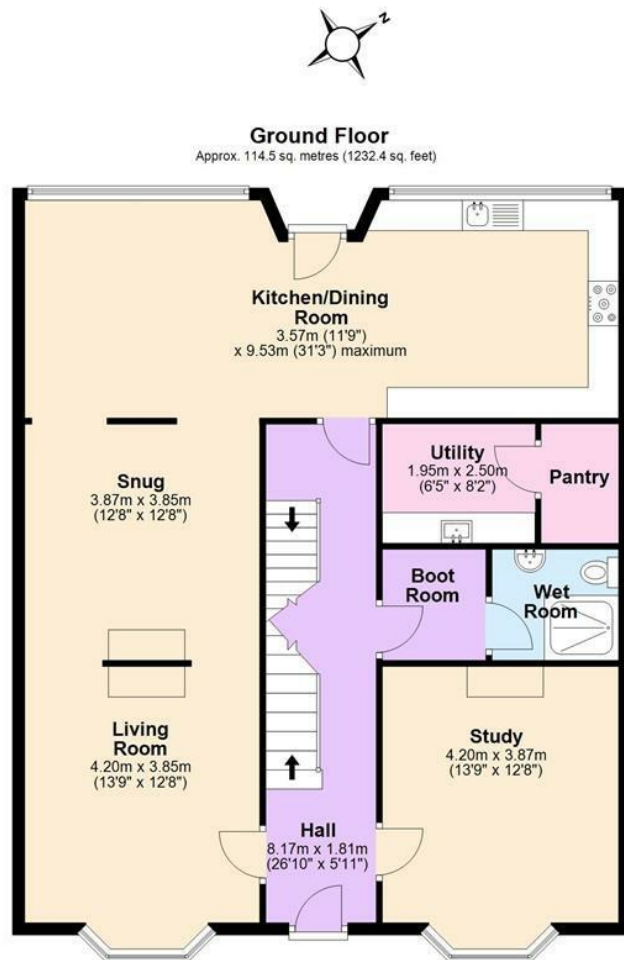
Prospective purchasers are advised that the rooms on the lower ground floor have been tanked and have pumps installed due to them being below ground level.

DIRECTIONS

From our Knighton office proceed up the hill along Broad Street, continue along onto West Street. On passing the council building turn left onto Victoria Road and follow the road around and the property is on the left hand side, opposite the car park.







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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