



6, Grove Close, Knighton, LD7 1LJ
Price £360,000

**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

6 Grove Close Knighton

This three bedroom home is situated in an elevated cul-de-sac above the town of Knighton, offering picturesque views of nearby hills and countryside. The property is well presented throughout and has two reception rooms, gardens and a large driveway for parking.

- DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT
- GARAGE, PARKING AND LANDSCAPED GARDENS
- ELEVATED POSITION WITH VIEWS
- WHAT THREE WORDS ///grape.renewals.regaining

Material Information

Price £360,000

Tenure: Freehold

Local Authority: Powys

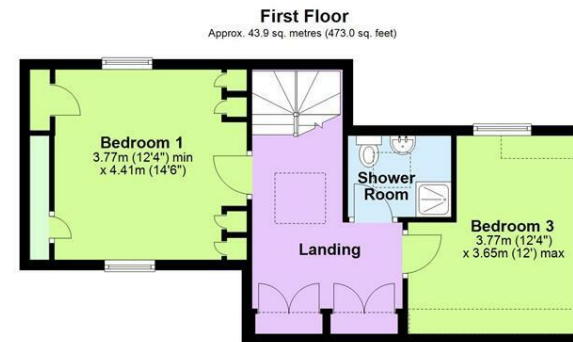
Council Tax: F

EPC: C (70)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 144.4 sq. metres (1554.8 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.

Introduction

Perched in an elevated position on the edge of the charming border town of Knighton, 6 Grove Close is a beautifully presented three-bedroom detached home offering far-reaching views across the town, Kinsley Wood, and the picturesque Teme Valley. This versatile property is ideal for families or those seeking a peaceful retreat with plenty of space and future potential.

The accommodation comprises: entrance hall, living room, kitchen/breakfast room, dining room, utility, three bedrooms, bathroom and shower room.

Property description

Inside, the home is thoughtfully arranged to combine comfort and practicality. A welcoming entrance hall leads to the spacious living room, with a feature gas fireplace and large front window that frames the views of the hills beyond. Across the hall, the dining room offers ample space for entertaining and flows seamlessly into a well-equipped kitchen with doors leading out to the landscaped rear garden.

The kitchen features a comprehensive range of wall and base units, integrated double oven and fridge-freezer, plus space for a dishwasher. From here, you access a convenient utility room with a WC, a door to the garden, and direct access to the integral garage – a perfect opportunity for future development (subject to planning permission).

Also on the ground floor is a tiled bathroom with a shower over bath, as well as a bright third double bedroom with built in triple wardrobe and views of the rear garden.

Upstairs the two generous double bedrooms feature charming dormer windows and elevated views down the valley. The principal bedroom includes built-in storage. The upstairs shower room has a white suite and tile pattern flooring.

Gardens and parking

The property is approached via a tarmac driveway with parking for multiple vehicles and is framed by mature shrubs and plants for a welcoming approach. The rear garden has been landscaped for easy enjoyment, featuring a large patio ideal for outdoor dining, a path leads to a private lawned area bordered by hedging and offers excellent privacy.

Attached garage

The integral garage benefits from power and lighting, with direct internal access – offering excellent potential for conversion into additional living space or a home office (STPP).

Location

Knighton, or Tref-y-Clawdd, is a picturesque market town nestled on the Welsh-English border, famed for its position along Offa's Dyke and its deep historical roots. Beyond its scenic trails and medieval charm, Knighton offers a surprisingly vibrant local life. The town centre hosts a variety of independent shops, including butchers, cafes, bookstores, and convenience stores. For healthcare, residents are served by The Meadows Medical Practice and Wylcwm Street Surgery, both offering general practitioner services. Education is well supported too—Knighton Church in Wales Primary School provides foundational learning, nursery's for preschool children and secondary schooling available in nearby Presteigne. Altogether, Knighton blends rural tranquility with essential amenities, making it a welcoming and well-rounded community. Knighton has a railway station on the Heart of Wales line, plus regular bus services to Ludlow and surrounding areas.

Services

The property has all mains services connected has gas fired heating. Powys County Council tax band F

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 head south-east towards Station Rd/A488. Continue onto Bridge St/A488 and after approx. 200 yards turn right onto Presteigne Rd/B4355. Follow this road for approx. 300 yards and then turn left onto Grove Close and the property is non your right as indicated by a For Sale Board. Using WhatThreeWords [///grape.renewals.regaining](https://www.what3words.com////grape.renewals.regaining)

