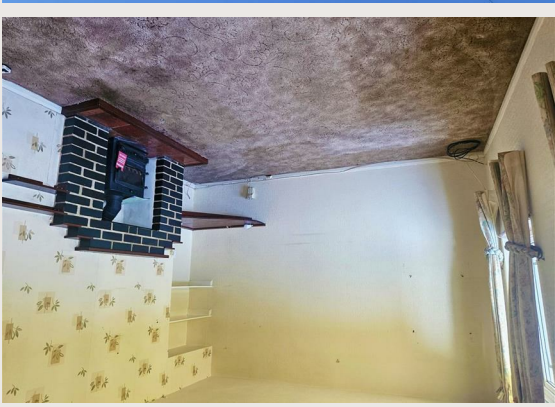




3, Penybont Road, Whitton, Knighton, LD7 1NP
Price £165,000

3 Penybont Road Whitton, Knighton

The property offers a solid and well-proportioned layout, with two reception rooms, a workshop/store, and gardens to the front and rear and parking. The rural setting provides a peaceful lifestyle with open countryside views, while still being close to Knighton’s amenities. The home would benefit from updating, making it an excellent option for buyers seeking a project or a property they can tailor to their own taste. With no onward chain, it’s an appealing and accessible opportunity in a sought-after village location.

- Semi-detached property requiring updating
- Two bedrooms – Comfortable accommodation with scope to reconfigure or enhance.
- Two reception rooms – Ideal for flexible living, dining, or home-working.
- Kitchen – Functional space with clear potential for updating.
- Wet room – Practical and accessible.
- Workshop/store room – Perfect for hobbies, storage, or future conversion.
- Gardens and parking – Attractive outdoor areas with countryside backdrop.
- Countryside views – Rural outlook across Whitton’s surrounding landscape.
- No onward chain – Straightforward purchase with potential for a quicker completion.

Material Information

Price £165,000

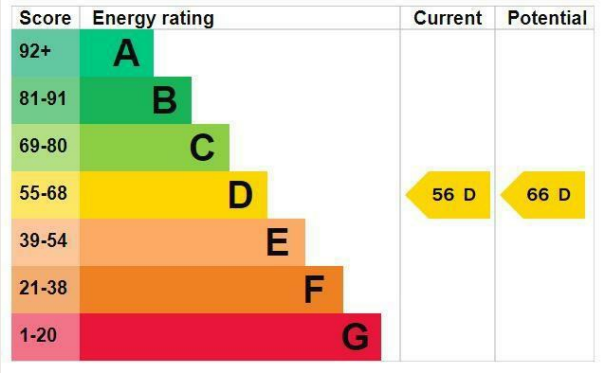
Tenure: Freehold

Local Authority: Powys

Council Tax: D

EPC: D (56)

For more material information visit www.cobbamos.com



Introduction
A charming two-bedroom home set in the peaceful rural village of Whitton, just outside Knighton, offering countryside views, generous outside space, and excellent potential for modernisation.

The accommodation comprises: entrance porch and hall. two reception rooms, kitchen/breakfast room, wet room, two bedrooms with one having a WC and a workshop./store room to the side.

Property description
Set in the rural village of Whitton, this well-proportioned home offers a flexible layout across two floors, with countryside views and excellent potential for updating. The ground floor begins with a useful porch opening into the hall, leading to a generous living room to the front of the property. To the rear, a spacious kitchen/breakfast room provides a practical hub of the home with direct access to the garden. Adjacent sits a second reception room, ideal as a dining room or snug, creating a comfortable flow between living spaces. A wet room is conveniently positioned on this level, and the read door leading to the alley allowing access to the front and rear and a door into the workshop/store room. This offers practical workshop space, storage or future conversion (STP). Upstairs, the property offers two well-sized double bedrooms, both enjoying pleasant outlooks, with one having a WC which could be converted to an ensuite (buyers advised to seek advise on this).

Gardens and parking
The property offers gardens to both the front and rear. At the front, a paved path and gravelled section lead to a timber archway and gate, providing direct access to the parking. The area is low-maintenance and bordered by hedging, with open views across the surrounding countryside. The rear garden is enclosed by fencing and hedging and is laid mainly to lawn, providing a practical and level outdoor space. There are planted borders along the left boundary and a small feature area near the centre of the garden. There are also lean to storage off the back of the workshop and a further large corrugated outbuilding that requires some refurbishment or replacement. The garden is straightforward to maintain and offers clear potential for further landscaping or seating areas. A metal gate at the rear opens directly onto adjoining fields although there is no formal right of way for access. There is also an area across of lawn from the front of the property that is included. Parking is available on the road directly outside the property.

Location
Whitton is a small rural village surrounded by open countryside, offering a quiet setting with easy access to nearby towns. Knighton is the closest service centre, providing everyday amenities including shops, schooling, leisure facilities and a railway station on the Heart of Wales Line. Presteigne offers further services such as independent retailers, cafés, medical provision and both primary and secondary education. For wider facilities, Hereford, Shrewsbury and Llandrindod Wells provide comprehensive shopping, healthcare, employment and leisure options, including hospitals, major supermarkets, retail parks and administrative services — all within reasonable travelling distance.

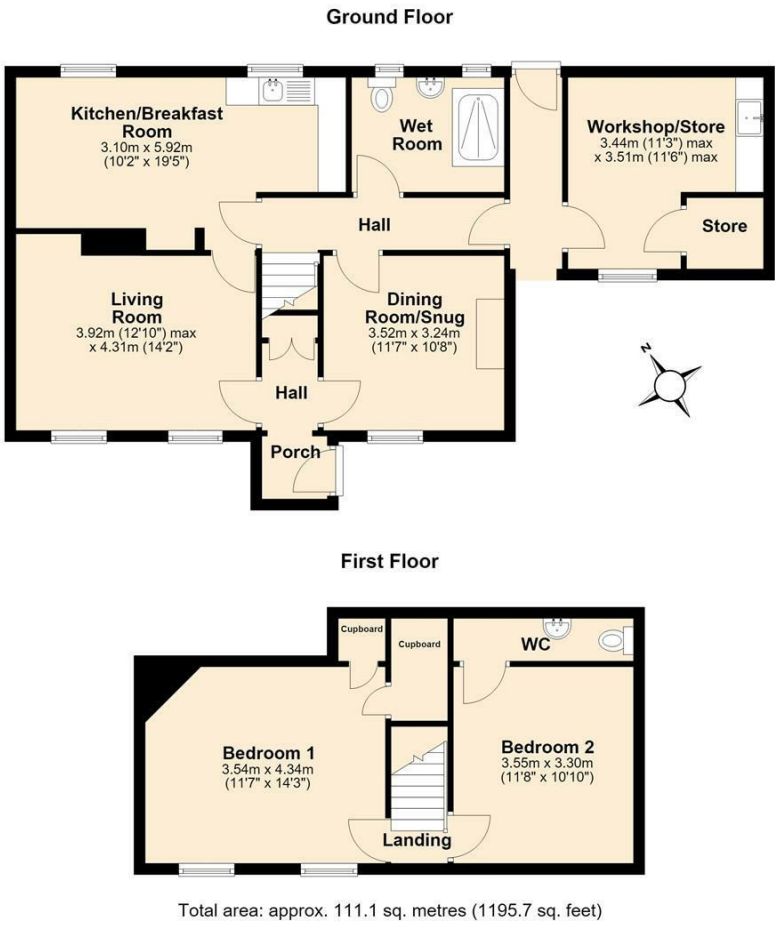
Services
The property has mains water. drainage and electricity. It has Night Storage Heaters.

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.

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, variable in-home
O2 Good outdoor
Three Good outdoor
Vodafone Good outdoor
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.

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. Below 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 Not available
Networks in your area - Openreach
You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

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



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.

Directions
Using What3Words [///vessel.join.stick](https://www.what3words.com/vessel.join.stick) From Knighton, follow the road signpoted Presteigne, then turn right onto the B3457. At the crossroads turn right and the property can be located on the right hand side as indicated by our For Sale board.

