



35 Rockes Meadow, Knighton, LD7 1LE

Offers in the region of £239,950



Holters
Local Agent, National Exposure

35 Rockes Meadow, Knighton, LD7 1LE

A well maintained, semi-detached house offering 3 bedrooms, 2 reception rooms, front & rear gardens, distant views, off road parking and an attached garage, located approx. 1 mile from the town centre and approx. 350 yards from the Primary School and Leisure Centre/Swimming Pool.

Key Features

- Semi-Detached House
- 3 Bedrooms & 2 Reception Rooms
- Open-Plan Kitchen/Diner
- Efficient Home with Air Source Heating
- Attached Garage
- Driveway Providing Off Road Parking
- Front & Rear Gardens
- Distant Views from First Floor
- Approx. 1 Mile from Town Centre
- Approx. 350 Yards from Primary School & Leisure Centre

The Property

Introducing No.35 Rockes Meadow, which is a well maintained, semi-detached house located in a quiet, tucked-away close within the popular market town of Knighton (Tref-Y-Clawdd) found within the picturesque Teme Valley, directly on the Welsh/English border.

Built circa mid-1980's, this delightful property offers 3 bedrooms, 2 reception rooms and 1 bathroom. For ease of maintenance and efficiency the property also benefits modern UPVC double glazed windows and external doors, UPVC soffits, fascias and barge boards, high-levels of insulation, as well as air source heating and fully owned roof solar panels on both the front and back of the house. The property has an attached garage, off road parking for 2 vehicles and front and rear gardens.

Offering distant front and rear views beyond neighbouring rooftops, up and down the Teme Valley and across the beautiful Powys & Shropshire countryside, No.35 Rockes Meadow is situated approximately 1 mile from Knighton's vibrant town centre with its many independently owned shops and

facilities. The dwelling is also conveniently positioned approximately 350 yards from Knighton Nursery/Primary School and Leisure Centre/Swimming Pool.

Inside, a hallway has stairs rising off to the first floor and doors leading into the rear kitchen and the useful downstairs W.C. From the kitchen, separate doors open into the dining area, which subsequently leads into the living room, as well as into a useful larder store, which has a further door opening into the back of the garage. A door from the kitchen and sliding doors from the dining area provide access out to the rear garden. The living room has ample space for a three-piece-suite and has a feature fire. On the first floor, a landing area gives way to a useful cupboard, the 3 bedrooms, which includes 2 doubles and a single, and the bathroom. All 3 bedrooms enjoy distant, countryside views to either the front or rear.

Outside, the property has a tarmac driveway providing off road parking for 2 vehicles and leads to the attached garage, which is installed with lighting and power. The front and rear gardens are largely gravelled for ease of maintenance and have well-defined fenced and hedged borders, as well as an array of planted shrubs.

Open to a variety of buyer types, No.35 Rockes Meadow could be ideally suited for purchasers seeking to downsize and be nearer to everyday facilities, or even a young family looking to upsize and close to the local primary school for their children.

The Location

No.35 Rockes Meadow is situated approximately 0.75 miles from the vibrant town centre with its many independently owned shops and facilities and train station, while closer to home, the nursery, primary school and leisure centre are all within approximately 500 yards.

The town features a large community centre which has a strong volunteer network attached to it. The centre holds a monthly community market and in addition a number of charities, organisations and clubs use the centre for their activities. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.

The town's Welsh name is Tref-Y-Clawdd meaning "Town on the Dyke". This is a reference to Offa's Dyke, which runs through the town, built by the Saxon King of Mercia to define his border with Wales. Every year hundreds of tourists and walkers visit the Dyke (which in its entirety runs from Prestatyn to Chepstow) and the Offa's Dyke Centre adding a real vibe to the town during the Spring, Summer and Autumn months. While here, other attractions that visitors to the town often call upon



is the famous Space Guard Centre, which offers people the chance to view the wonders of the universe in a fun and understandable way while also raising public awareness of the threat of asteroid and comet impacts and the ways in which they can predict and prevent them. Larger towns near to Knighton are the medieval market town of Ludlow, 18 miles East, and the Victorian Spa town Llandrindod Wells, 19 Miles South West. Both are easily accessible via road or rail links and offer further recreational, educational and leisure facilities.

Services

We are informed the property is connected to mains services.

Heating

Air Source Heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band D.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 68-73MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Presteigne – Approximately 7 miles
- Kington - Approximately 12 miles
- Bishops Castle - Approximately 13 miles
- Llandrindod Wells - Approximately 19 miles
- Ludlow - Approximately 19 miles
- Newtown - Approximately 21 miles
- Builth Wells - Approximately 26 miles
- Hereford - Approximately 31 miles
- Shrewsbury - Approximately 38 miles

What3words

///bulges.duet.zones

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

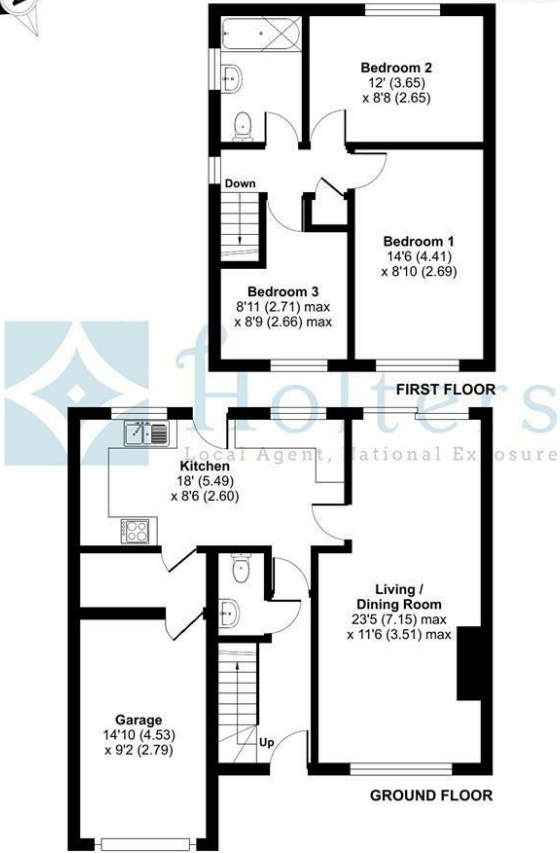
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Rockes Meadow, Knighton, LD7

Approximate Area = 975 sq ft / 90.6 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1106 sq ft / 102.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Holters Estate Agents. REF: 1373327

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

