



Holters

Local Agent, National Exposure

Treburvaugh House Knighton, LD7 1SG

Offers in the region of £895,000



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A truly unique, Grade II Listed, 5 bedroom, country residence set in approx. 9.7 acres on the edge of the Radnor Forest, enjoying stunning views, extensive accommodation, a successful 2 bedroom holiday-let cottage, beautiful grounds and a wealth of character, conveniently located near Knighton & Presteigne.

Key Features

- Unique Grade II Listed Country Residence
- 5 Bedrooms & 6 Reception Rooms Within Main House
- Set in Approx. 9.7 Acres
- Stunning Countryside Views
- Including a Successful 2 Bedroom Holiday-Let Cottage
- Perfect for Multi-Generational Living
- Wealth of Original Character Features
- Range of Out-Buildings/Stabling
- Ancient Woodland, Dingle, Paddocks & Pools
- Conveniently Located Near Knighton & Presteigne

The Property

Introducing Treburvaugh House, a truly unique Grade II Listed country residence peacefully located in the glorious Welsh border countryside, just outside the hamlet of Monaughty and conveniently positioned between the popular market towns of Knighton and Presteigne. Occupying an elevated position on the edge of the Radnor Forest and enjoying stunning views across the surrounding landscape, Treburvaugh House offers not only a substantial and characterful home, but an exceptional lifestyle opportunity in approximately 9.7 acres of gardens, woodland and paddocks.

Dating in part from the early 1800's with significant additions believed to have been completed circa 1890, Treburvaugh House is a property steeped in history, character and individuality. Originally forming part of the wider Treburvaugh Estate, the property is believed to have begun life as a traditional stone cottage before later being transformed into the impressive Arts & Crafts influenced residence seen today. Previous records suggest the house was once owned by John Thomas Jackson, a Rochdale mill owner who later became High Sheriff of Radnorshire in 1905 and is understood to have used Treburvaugh House as a country retreat. Many of the building materials are believed to have been sourced directly from the estate itself, adding further authenticity and connection to the

surrounding landscape.

Today, the property still retains an abundance of original features and architectural charm throughout, including elegant sash windows with shutters and much of the original glass still intact, exposed timbers, feature fireplaces, mosaic tiled flooring, a magnificent Jacobean staircase, cellar rooms, attic accommodation and superb Arts & Crafts detailing evident in a number of the principal reception rooms. The history and craftsmanship found throughout Treburvaugh House creates a home with genuine warmth, atmosphere and personality rarely found in properties.

If ever there was a property which was more about the lifestyle it offers than simply the stone, timber and mortar it has been built with, then this could well be it! Treburvaugh House presents a rare opportunity to enjoy peaceful countryside living surrounded by nature and wildlife, while remaining within convenient reach of nearby amenities, schooling, independent shops, cafés and public houses found in both Knighton and Presteigne. The property would suit a variety of purchasers, whether that be those searching for a sizeable family home, a registered smallholding, multi-generational living, a successful holiday-let business, or simply somewhere with space, privacy and inspiration in abundance.

Approached via a private driveway leading to a sizeable parking and turning area, the property immediately enjoys an imposing presence with mature grounds extending around the house. The accommodation itself is extensive, versatile and beautifully atmospheric throughout. A number of elegant reception rooms can be found on the ground floor, including the stunning drawing room, dining room and living room, all enjoying feature fireplaces and delightful outlooks over the grounds and surrounding countryside. Particularly noteworthy is the drawing room, which features a large floor-to-ceiling bay window and an impressive Arts & Crafts fireplace complete with copper canopy and original detailing.

The kitchen breakfast room is very much designed for family living and entertaining alike, while also retaining plenty of character including the original range fireplace. Adjoining the kitchen is a useful utility/laundry area

alongside a selection of stores and cellar space. Accompanied by a bathroom and a store, further reception rooms including a snug and a study provide excellent flexibility for those with hobbies, wishing to work from home or simply enjoy additional living space.

The first floor offers a number of generous double bedrooms and bathrooms, many of which enjoy far-reaching countryside views and retain original features including fireplaces and sash windows. The master bedroom is complete with its own roll top corner bath. The second floor provides further attic accommodation and useful storage space, which could easily be converted into further bedroom space if required.

Attached to the rear of the property and currently operated as a successful holiday-let, the cottage provides excellent supplementary accommodation and is ideal for multi-generational living, guest accommodation or those wishing to generate an income stream. The cottage enjoys independent access and includes reception space, kitchen facilities, bedrooms and bathroom accommodation, as well as a private garden, while still linking naturally with the main residence if desired. In addition, one bedroom has flexible dual access from the main house and cottage, meaning the cottage could be used with 1 or 2 bedrooms, should the owners choose.

Outside is where Treburvaugh House truly comes into its own. The grounds are wonderfully diverse and full of character, comprising mature landscaped gardens, ancient bluebell woodland, dingle, ponds, paddocks and a variety of established shrubs and specimen trees including Oak, Beech and Monkey Puzzle. The two sizeable pools create a haven for wildlife and nature lovers alike, with frequent sightings of Red Kites, Buzzards and Owls, just to mention a few.

For those with rural or smallholding interests, the property is a registered smallholding and includes approximately 10 acres in total, including six enclosed paddocks, stable blocks, tack room, hay storage and additional stores. While the property may appeal to those with equestrian interests owing to the nearby riding schools, country and Radnor Forest, the grounds equally lend themselves to a wide variety of lifestyle pursuits.

Treburvaugh House offers a truly special opportunity to acquire a historic and substantial country home in one of the most beautiful parts of the Welsh borders. A property of immense charm, versatility and character, offering privacy and breathtaking scenery in abundance, yet remaining surprisingly convenient to nearby towns and amenities. A unique home which simply must be viewed to be fully appreciated.

The Location

Treburvaugh House occupies an idyllic setting on the edge of the small hamlet of Monaughty, which is encompassed by picturesque countryside with rolling hill tops as far as the eye can see, The surroundings are a haven for nature enthusiasts, ramblers and cyclists and is also close to the famous Offa's Dyke footpath.

Rural, but certainly not isolated, the nearby A488 leads north to the border town of Knighton (Approx. 4 miles/7minutes) and west to the spa town of Llandrindod Wells (approx. 14 miles/20minutes). The market town of Presteigne is to the east (approx. 6 miles/10 minutes), while the village of Llangunllo is just 2.5 miles away (approx. 5 minutes).

Both Knighton and Presteigne offer a wide range of independent retailers, supermarkets and regular farmers' markets, together with a variety of cafés, restaurants and public houses. There are a number of community clubs and societies, together with many sporting and recreational facilities, including football, rugby, running and a golf club at Knighton. Both towns have excellent leisure centres and primary medical practices, while Knighton also boasts having a train station, offering daily connections to Shrewsbury and Swansea.

Educationally both towns offer pre-school groups and primary schools, while Presteigne also contains a secondary school, John Beddoes, which is part of Newtown High School. Presteigne is also recognized as a cultural centre, and has attracted many artists and musicians over the years. It is especially renowned for its nationally-famous Festival of Music and the Arts held every August and in 2024 was once again named as one of the best small towns to live in by the Sunday Times.

Slightly further afield lies the historic town of Ludlow (approx. 20 miles/33 minutes), which is a charming

historic market town in Shropshire, renowned for its medieval castle, black-and-white timber buildings, vibrant food and drink scene, independent shops and cultural festivals. Just outside Ludlow is the renowned Moor Park private/public school, whilst its train station provides routes to Birmingham, London and South Wales.

Services

We are informed the property is connected to mains water and electricity. Private drainage.

Heating

Oil fired central heating, fireplaces and wood-burning stoves,

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band H (main house) & Band A (cottage).

Broadband

Enquiries indicate the property has an estimated broadband speed of 20-35MB via 4G routers. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

Knighton - Approximately 4 miles
Presteigne - Approximately 6 miles
Kington - Approximately 12 miles
Llandrindod Wells - Approximately 14 miles
Rhayader - Approximately 19 miles
Ludlow - Approximately 20 miles
Builth Wells - Approximately 22 miles

What3words

///orders.intervene.above

Referral Fees

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

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.

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.

Consumer Protection

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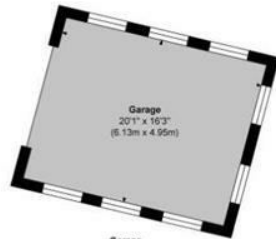
 Holters



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Treburvaugh House Farm , Knighton, Powys, LD7 1SG



Garage
Approximate Floor Area
326 sq. ft
(30.35 sq. m)



Cellar
Approximate Floor Area
797 sq. ft
(74.06 sq. m)



Approx. Gross Internal Floor Area
Main House = 5690 sq. ft / 528.72 sq. m
Annexe = 952 sq. ft / 88.53 sq. m
Garage = 326 sq. ft / 30.35 sq. m
Stores = 138 sq. ft / 12.90 sq. m

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 The position & size of doors, windows, appliances and other features are approximate only.
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