



# Holters

Local Agent, National Exposure

**Stable Cottage Stanage, Knighton, LD7 1LT**

**Offers in the region of £295,000**



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## Stable Cottage Stanage, Knighton, LD7 1LT

The starting stalls are open and Stable Cottage is ready for its next race! With no direct near neighbours and no upward chain, stunning countryside views, large gardens and endless potential to improve and extend, this is a rare opportunity to back a property with all the makings of a winner.

- Detached Cottage
- Adjoining Countryside
- Plenty of Space to Extend & Create Garaging (STPP)
- Semi-Rural Position, yet Approx. 1.5 Miles from Knighton Town
- 3 Double Bedrooms
- Breathtaking Views Across the Teme Valley
- Ample Off Road Parking
- Private Position with No Direct Neighbours
- In need of Refurbishment/Modernisation
- Available with No Upward Chain

### The Property

Introducing Stable Cottage, a detached stone property positioned within the small, picturesque parish of Stanage, approximately 1.5 miles from the market town of Knighton on the Welsh/English border. Enjoying no direct near neighbours and stunning views across the adjoining countryside and Teme Valley, this attractive property presents a rare opportunity to acquire a home offering the best of both country and town living, enjoying a wonderful rural outlook with fields, woodland and rolling countryside found on the doorstep, yet remaining just a few minutes drive from Knighton's vibrant town centre and its many shops, cafés, public houses and everyday amenities.

Available for the first time on the open market, Stable Cottage offers purchasers an exciting opportunity to create their dream country home. While the property would benefit from refurbishment and modernisation, it provides a superb blank canvas for the next owners to put their own stamp on it and create a home tailored to their own tastes and requirements. Whether you are seeking a family home, lifestyle property or simply somewhere to escape to at weekends, Stable Cottage offers tremendous potential owing to its sizeable accommodation, generous gardens and enviable location.

The accommodation spans across two floors and is made up on the ground floor of an entrance porch, hallway with stairs rising to the first floor and useful under-stairs storage cupboard, a generously-sized living room, a kitchen/diner, utility room and bathroom. On the first floor, a landing area gives way to

three double bedrooms, while bedroom one also benefits from a built-in wardrobe. In addition, there is a sizeable store room, which with reconfiguration of the upstairs layout, could be incorporated into the existing accommodation and converted into an additional bedroom or further living space, subject to all necessary consents.

Outside, the property enjoys extensive off-road parking and ample space for the construction of a garage or carport if required, subject to planning permission. The gardens themselves are worthy of particular note and surround the property and back directly onto open countryside. The grounds enjoy a variety of mature shrubs, trees and lawned areas, together with far-reaching views across the surrounding landscape. From the rear of the property, the outlook really is a delight and provides a constant reminder of just how special the setting is and poses as a beautiful backdrop when relaxing or entertaining in the garden in the warmer months of the year.

One of the many attractions of Stable Cottage is the balance it offers between privacy, countryside living and convenience. Properties for sale which enjoy no direct near neighbours, stunning rural views and such easy access to a market town are few and far between. Available with no upward chain and ready for a new owner to breathe fresh life into it and realise its full potential, Stable Cottage represents a fantastic opportunity to acquire a property where the next chapter is yet to be written.

### The Location

Stable Cottage is situated approximately 1.5 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.

In addition, Bucknell is a popular village nestled within the picturesque Teme Valley, approximately 3 miles from Stable cottage, benefiting from a public house, primary school and railway station

**Services**

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

**Heating**

Oil fired central heating.

**Tenure**

We are informed the property is of freehold tenure.

**Council Tax**

Powys County Council - Band F.

**Broadband**

Enquiries indicate the property has an estimated fibre broadband speed of 67MB. Interested parties are advised to make their own enquiries.

**Nearest Towns/Cities**

- Knighton - Approximately 1.5 miles
- Bucknell - Approximately 3 miles
- Presteigne – Approximately 8.5 miles
- Kington - Approximately 13.5 miles
- Bishops Castle - Approximately 14.5 miles
- Ludlow - Approximately 17.5 miles
- Llandrindod Wells - Approximately 20.5 miles
- Newtown - Approximately 22.5 miles
- Builth Wells - Approximately 27.5 miles
- Hereford - Approximately 29.5 miles
- Shrewsbury - Approximately 36.5 miles

**What3Words**

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**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.

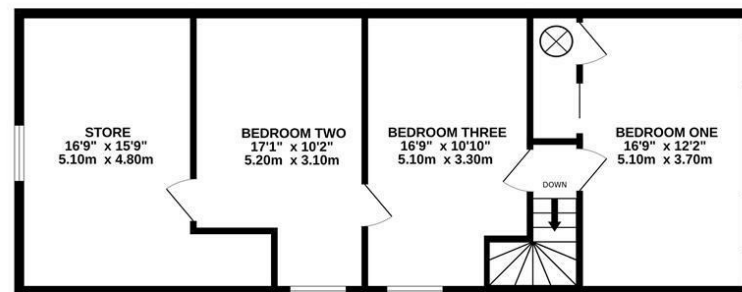
**Consumer Protection**

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.

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 1451 sq.ft. (134.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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