



Old Orchard Garth Lane, Knighton, LD7 1SA

Offers in the region of £415,000



Holters
Local Agent, National Exposure

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Just like the orchard that once occupied the site, Old Orchard is something truly special. Never before offered for sale, this unique home bears fruit in abundance, from its breathtaking views across Knighton and to its spacious and versatile accommodation, all tucked away within a peaceful very edge-of-town setting and available with no upward chain!

- Detached Very Edge Of Town Home
- Extensive Lower Ground Floor Rooms
- Gated Driveway & Integral Garage
- Neighbouring Fields, Yet Approx. 0.75 Miles from Town Centre
- Arguably Knighton's Finest Views
- 3 Double Bedrooms
- South-Facing Gardens
- Spacious Main Floor Accommodation
- One-Of-A-Kind Property & First Time Ever For Sale
- Available with No Upward Chain

The Property

Introducing Old Orchard, which is a unique and spacious, detached bungalow found on the very edge of the popular market town of Knighton (Tref-y-Clawdd) directly on the Welsh/English border within the picturesque Teme Valley.

Available to purchase with no upward chain, Old Orchard was individually designed and constructed in 1979 by well-regarded local tradesmen/builders for the current owner. Remarkably, the property has never previously been advertised for sale, presenting a rare opportunity to acquire a truly one-of-a-kind home. Occupying the site of a former orchard, from which the property takes its name, Old Orchard has been lovingly maintained throughout its lifetime and offers well-proportioned accommodation with the added benefit of an incredibly useful lower ground floor. Extending to approximately 2,687 sq ft including the garage, the property provides far more space than first meets the eye and could appeal to a variety of buyers, including retirees seeking predominantly single-storey living or growing families looking for additional space and versatility.

If the spacious accommodation was not enough, then the setting and outlook are sure to impress. Occupying an enviable, elevated position on a quiet country lane and bordered by neighbouring fields, Old Orchard boasts what is arguably one of the finest views in Knighton. From the majority of the rooms and gardens, breathtaking panoramic views stretch across the entire town, towards Ffrydd and Kinsley Woods and down the Teme Valley beyond. The property enjoys the best of both

countryside and town living, being situated approximately 0.75 miles from the town centre with its many independently owned shops and facilities, whilst countryside walks can be enjoyed virtually from the doorstep. Continue along Garth Lane and you will quickly find yourself immersed within the surrounding countryside, making the location ideal for those seeking peace and tranquillity without sacrificing convenience.

Inside, the welcoming hallway gives way to the sizeable reception room, the open-plan kitchen diner, all three double bedrooms and the family bathroom. The light and airy reception room is undoubtedly one of the highlights of the property, featuring a large picture window which perfectly frames the stunning far-reaching views across Knighton and down the Teme Valley, while a feature stone fireplace creates an attractive focal point. The adjoining dining area and kitchen combine to create a sociable space for day-to-day living and entertaining. All three bedrooms are generous doubles, while the bathroom is fitted with a modern suite. A rear porch is accessed from back of the kitchen.

From the hallway, a staircase descends to the highly versatile lower ground floor, which greatly enhances the property's appeal. Here, a large games room provides excellent additional living space and could lend itself to a variety of uses including a home office, gym or family room. There is also a useful utility room, W.C, wash/hobby room and store room, all of which provide an abundance of practical space rarely found within bungalow accommodation. In addition, the sizeable integral garage offers further storage and

workshop potential if required, with the forementioned W.C. handy accessed directly off.

Outside, double gates open onto a substantial driveway allowing private, off-road parking for numerous vehicles and leading to the integral garage. The south-facing front garden is largely laid to lawn and enjoys the spectacular outlook across the town and surrounding countryside, while the paved terrace, which is used to access the front entrance door, provides the perfect spot to relax within the warmer months of the year whilst taking in the ever-changing scenery. To the rear of the property is a low-maintenance gravelled and paved area, whilst overall the gardens are stocked with mature shrubs and specimen trees and well-defined hedged and fenced boundaries.

Old Orchard presents a rare opportunity to purchase a distinctive home in a peaceful yet convenient position, combining spacious accommodation, exceptional versatility and some of the most impressive views that Knighton has to offer.

The Location

Old Orchard is found approximately 0.75 miles from the main street, which hosts a variety of local groceries, retail shops and family run businesses. Knighton offers a vast amount of facilities and services varying from a butchers and a supermarket, a primary school, a railway station, a post office, a variety of sports clubs which includes a golf course, a builders merchants, regular bus routes, a selection of public houses and restaurants, a leisure centre, a livestock market, bakeries and a library. 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 water, drainage and electricity.

Heating

Oil fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

What3Words

///mason.fortified.awoke

Broadband

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

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

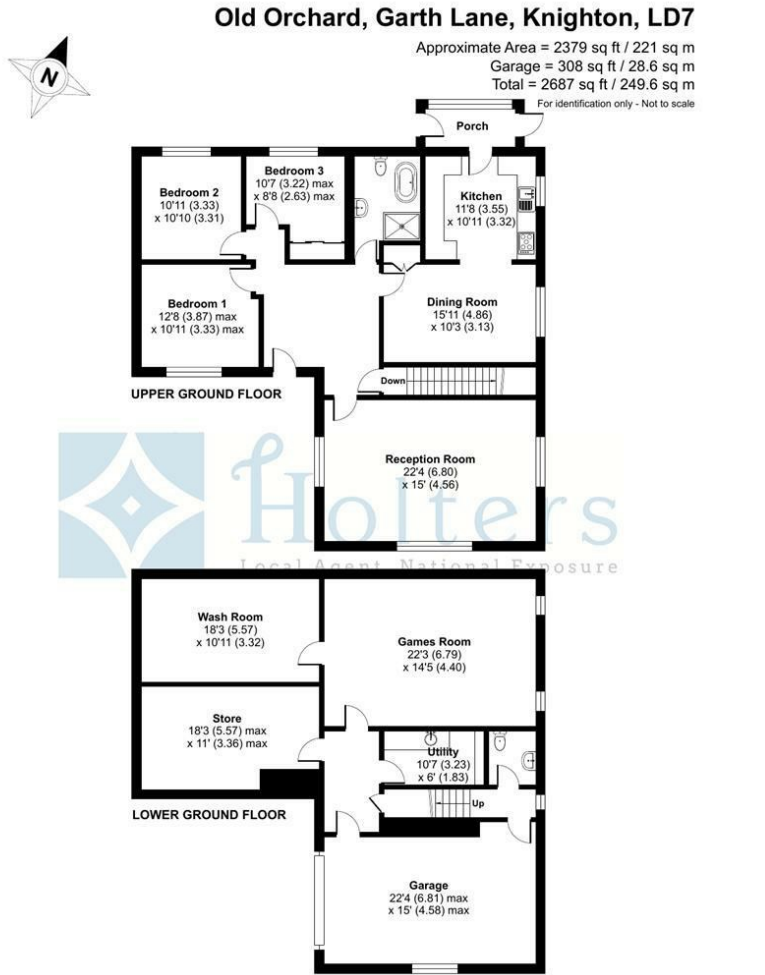
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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.

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