



Garbett Hall,
Llanfair Waterdine, Knighton, LD7 1TR

Offers in the region of
£500,000

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Garbett Hall, Llanfair Waterdine Knighton LD7 1TR

A detached stone period country cottage in a rural setting with gardens, views and the Offas Dyke Path right by your back door. This is the perfect home for any buyer wanting to relocate to the country and enjoy the outdoors. The cottage has three reception rooms, four bedrooms, cellar and attached double garage.

BLOCK VIEWING FRIDAY 20th MAY and
SATURDAY 21st MAY - CALL 01547 529907
to book your slot.

- Detached Character Property
- Period Features
- Rural Location
- Three Reception Rooms
- Four Bedrooms
- Two Bathrooms
- Gardens and Garage

Directions

Using what three words the property can
be found using ///
pampering.enforced.ooze or by following
the post code on your SatNav.



Introduction

Garbett Hall is a charming detached former farmhouse sitting in an elevated position just off the Offas Dyke path. It has a wealth of period features with stone walls, exposed beams and fireplaces and enjoys spacious rooms throughout. With large gardens, double garage and a rural position this is the perfect property for any buyer looking to enjoy country living. The accommodation comprises: entrance hall, snug, living room, kitchen/breakfast room, dining room, shower room, utility room, cellar, four bedrooms and bathroom.

Property description

The front porch leads into the hall with the original central staircase rising to the first floor, oak doors leading to the snug on your right and living room on your left. The snug has hard wood flooring, views over the garden and a stone fireplace that is not currently in use. The living room has wonderful exposed beams, stone walls and a large fireplace place with multi fuel stove. From the living room a second door leads into the back of the house where you find a door leads to the rear of the property, a large hall perfect for coats and boots, door leading down to the cellar and then further doors into the kitchen and dining room. The kitchen/breakfast room is fitted with a range of wall and base units, tiled flooring, space for appliances and a further door into a ground floor shower room. Across the hall is the dining room with flag stone floor, exposed stone walls from a former fire place and a door leading to the utility room that has a door to the rear of the property. On the first floor you find the four double bedrooms, all light and spacious with views over garden or onto the hills behind. The bathroom is fitted with a three piece brown suite with airing cupboard.

Gardens, garage and parking

The property has a driveway for parking a vehicle, double attached garage and a gently sloping garden to the front of the property. The timber gate from the drive leads into the garden with a path leading to the front door. There is a central path leading down the centre of the garden with lawned areas to either side. A former veggie patch that could be restored, a greenhouse and shed to the end.

Location

Located on a no through lane near the village Llanfair Waterdine which is a small village located near Knighton, (Tref y Clawdd) which is located in the Welsh Marches, and is a market town within the historic county boundary of Radnorshire, lying on the river Teme, with a railway station on the Heart of Wales line. The Offas Dyke footpath is a 177 mile National Trail footpath that closely follows the England/Wales border. It opened in 1971 from Prestatyn to Chepstow with Knighton sitting at the half way point with a visitors centre. Knighton has a primary school, supermarket, leisure centre and many other smaller independent shops. The larger market town of Ludlow, 16 miles has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles offers a further wider range of facilities.

Services and tenure

Oil fired heating, mains electricity, water and drainage TBC. Shropshire County council Tax band TBC
We are advised the property is being sold as a FREEHOLD.

Agents Notes

Prospective purchasers are advised the property is a former farmhouse located adjacent to a working farm.

Do you have a property to sell or rent?

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed*

* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾
2002.16 ft²
186.01 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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