

McCartneys
Property

3 Broad Street, Knighton, Powys, LD7 1BL

Asking Price £375,000

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FOR SALE – MIXED-USE INVESTMENT WITH AIRBNB/RENTAL POTENTIAL

This Grade II listed property, spanning four floors (including a basement), is located in the heart of Knighton town centre and offers a versatile investment opportunity. The property comprises three self-contained one-bedroom apartments and a two-bedroom self-contained annexe, with the current use as successful Airbnb accommodation. However, it could easily be adapted for long-term rental or a combination of both. Recently renovated, the apartments provide modern living spaces while maintaining the character of the building. The property boasts excellent views of the town's rooftops and is situated in the town's conservation area, benefiting from strong local and tourist demand. 3 Broad Street offers an ideal hybrid investment, providing an opportunity for investors seeking a flexible income stream.

Location - Nestled in the heart of the scenic Welsh Marches, Knighton is a charming market town that offers a wealth of opportunities for tourists looking to explore its natural beauty and rich history. The town is perfectly positioned for those seeking outdoor adventures, with the renowned Offa's Dyke Path running through it, offering stunning walking routes with panoramic views of the rolling countryside. Knighton is also home to a variety of local shops, cafes, traditional public houses, and restaurants. With a well-connected railway station on the Heart of Wales Line, tourists can easily access Shrewsbury (17 miles), Swansea (22 miles), and other key destinations. The historic market towns of Ludlow (17 miles) and Leominster (22 miles), as well as the cathedral city of Hereford (35 miles), are just a short drive away, making Knighton the ideal base for exploring the natural wonders and heritage of the region.





Walk Inside

	Accommodation –	
Ground Floor –	Retail-	27.14 sqm
Basement-	Storage-	41.55 sqm
Ground Floor-	Residential 1-	23.73 sqm
First Floor-	Residential 2-	23.11 sqm
First Floor-	Residential 3-	28.71 sqm
Second Floor-	Residential 4-	42.30 sqm
		TOTAL 186.54 sqm

Shop Premises -
A side door from the street leads into the shop premises, featuring an elevated window display overlooking the main high street of Knighton. Formerly an architect's office and building society.

Basement - Stairs lead down to the basement, which offers potential for further enhancement but currently includes a WC and a good-sized dry storage area.

Ground Floor - A separate side door provides access to the self-contained apartments. The door leads into a hallway with stairs rising and a further door leading to:

Apartment One – This ground-floor apartment features a spacious living area with an open-plan kitchen/dining/living space. There is a door leading to a shower room and a double bedroom.

First Floor - From the landing, there is access to:

Apartment Two – Situated at the front of the building, this apartment features an open-plan kitchen/dining/living area, with a door leading to a shower room and a bedroom currently furnished with two single beds. Both the living room and bedroom enjoy lovely elevated views over the town and the countryside beyond.

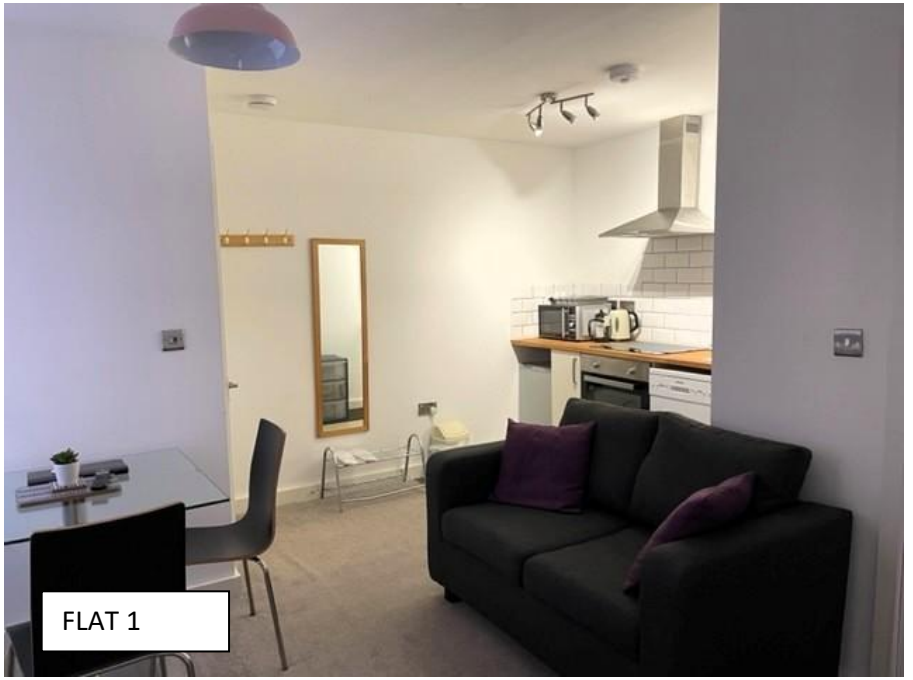
Apartment Three – Positioned at the rear of the building, this apartment boasts views overlooking the Cwm and Frydd Wood. It comprises a good-sized open-plan lounge/dining/kitchen area, with a door leading to a bedroom and a shower room.








FLAT 1


FLAT 1


FLAT 1


FLAT 1

Second Floor
Apartment Four – This full-width top-floor apartment features an open-plan living/dining/kitchen area at the rear of the property, a shower room, and two bedrooms at the front, both of which take full advantage of the elevated views over the town and countryside beyond.

Storage Room
Accessed from the rear of the building, the door opens into a storage room currently utilised for changeover laundry and cleaning products. A versatile space with potential for a variety of uses.

Agents Note:
We have been advised by the current owner that, if the buyer wishes, the apartments can be sold fully furnished, with all furnishings, furniture, and fittings included at the following additional costs:
Apartment 1 – £500
Apartment 2 – £300
Apartment 3 – £500
Apartment 4 – £1,000

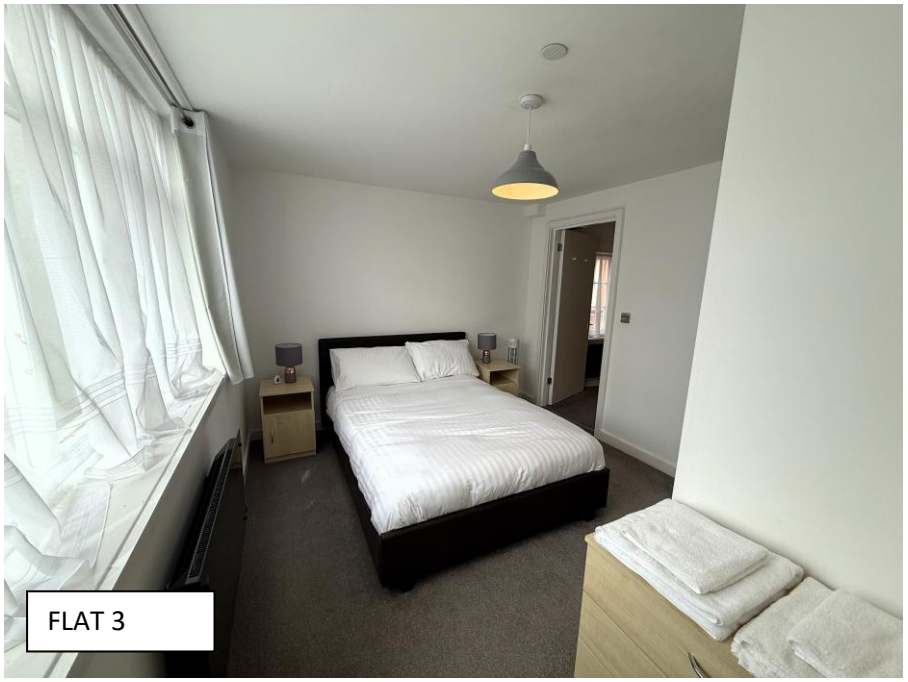






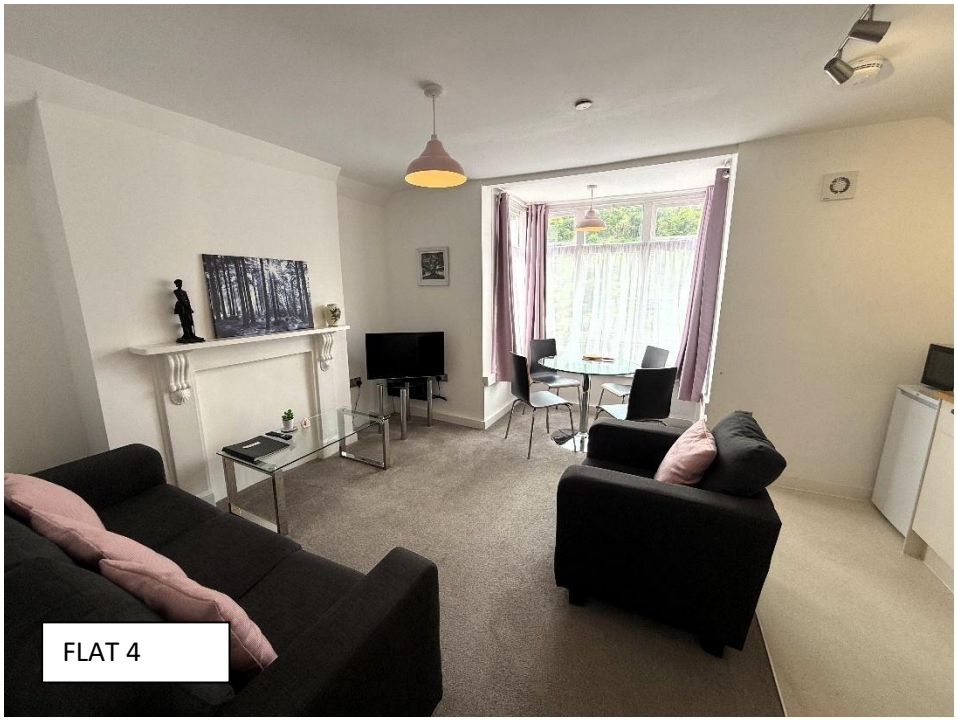



FLAT 3

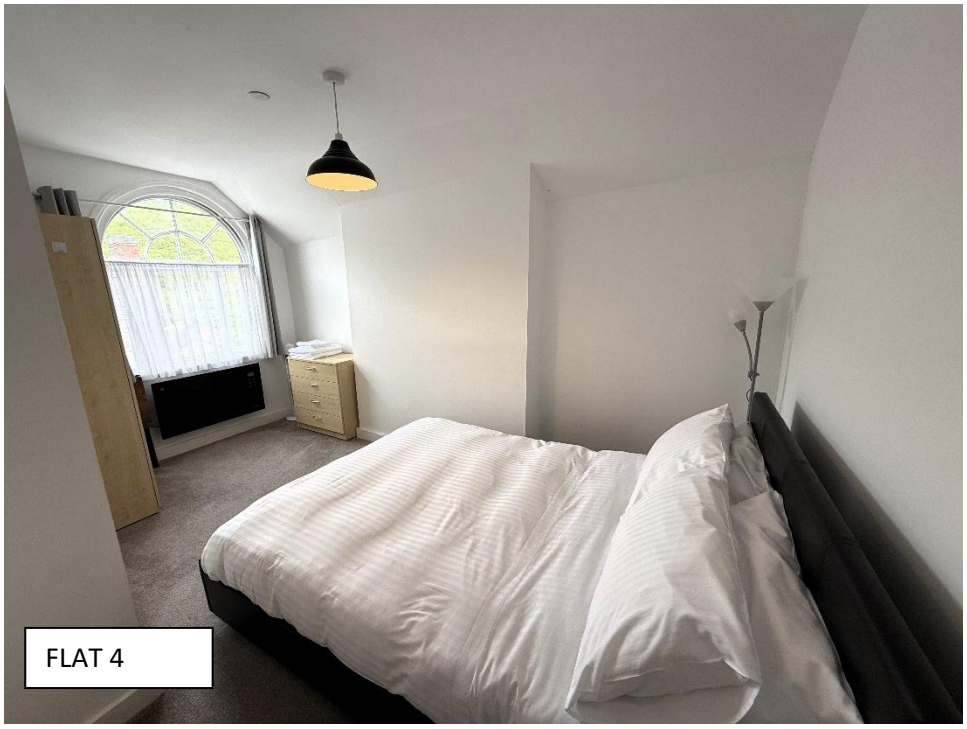

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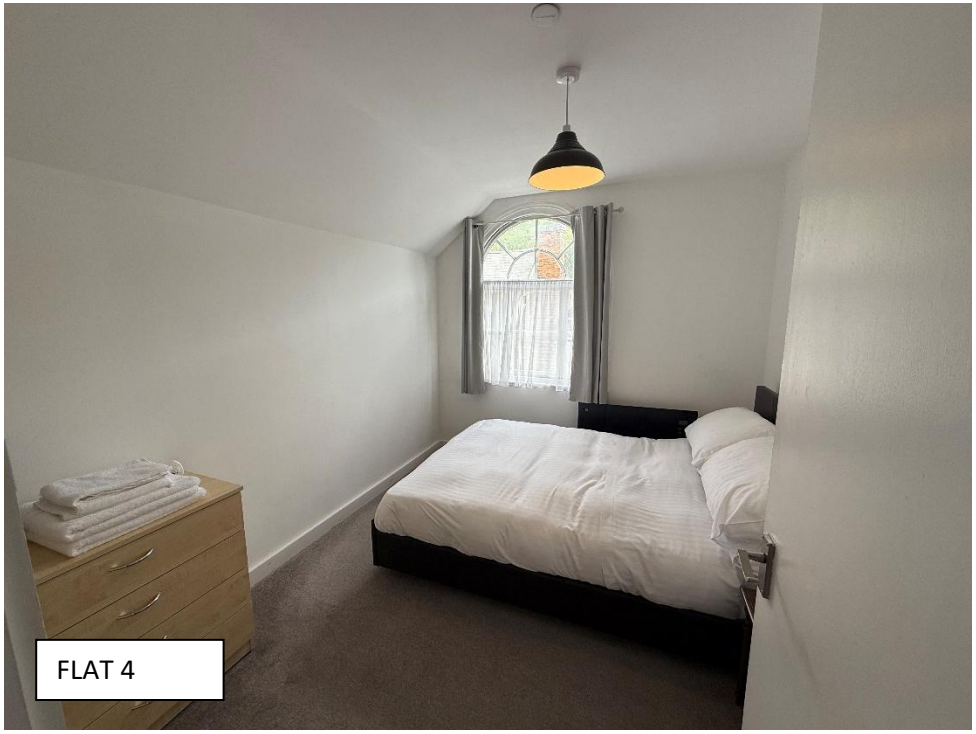

FLAT 3


FLAT 3


FLAT 4


FLAT 4

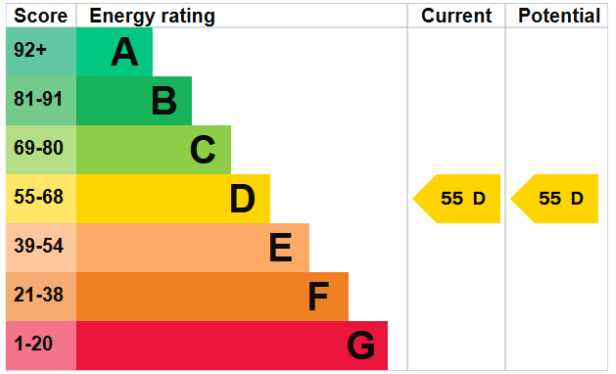

FLAT 4


FLAT 4

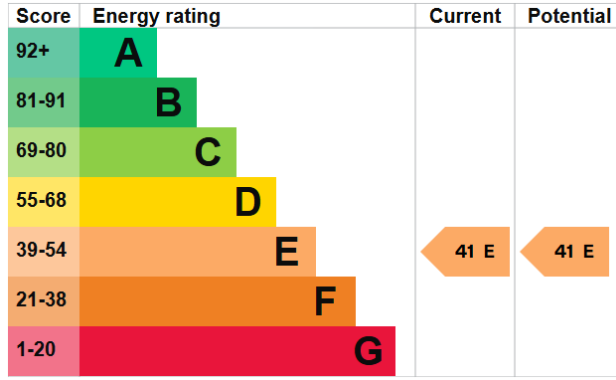


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

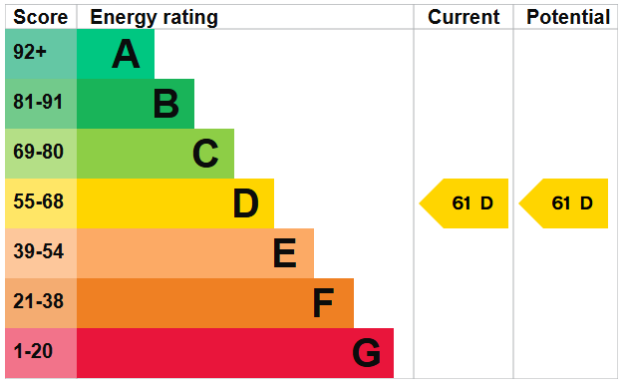
Flat 1



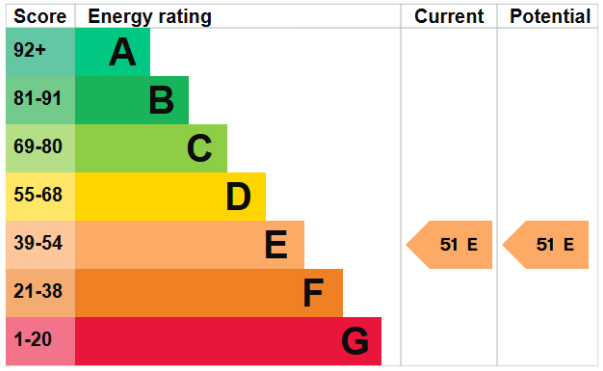
Flat 2



Flat 3



Flat 4



McCartneys Property

General

EPC:
Flat 1 - EPC D
Flat 2- EPC E
Flat 3- EPC D
Flat 4 - EPC E
Commercial Premises TBC

SERVICES: We are informed that the property is connected to mains electricity, water and drainage.

HEATING: Electric heating

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

COUNCIL TAX: Flat 1, 2, 3 & 4 Band A

TENURE: We are informed that the property is of freehold Tenure.

MOBILE & INTERNET COVERAGE: Please refer to Ofcom by using the following link; www.checker.ofcom.org.uk

VIEWING: By appointment through selling agents – McCartneys LLP: 01547 528621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

Directions: WHAT3WORDS ///fishnet.dawn.flip
From McCartney's office, proceed up Broad Street and Number 3 will be found 3/4 of the way up on the left hand side.

www.mccartneys.co.uk
knightonproperty@mccartneys.co.uk

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Details Last Updated: Tuesday, 13 May 2025

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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