

McCartneys
Property

The Cottage, Llangunllo, Knighton, Powys, LD7 1SR

Asking Price £175,000

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This detached cottage was extensively renovated to a high standard by the current owners. Unfortunately, following a water tank explosion, the rear and side sections of the property suffered significant damage. The former side extension, which housed the bathroom and utility area, has since been removed (with the original footings still visible), and the rear extension, previously accommodating the kitchen, is currently in a structurally unsound condition.

The cottage is situated in Llangunllo, a small rural village set within the rolling countryside of Powys, close to the borders of Herefordshire and Shropshire.
The village has a strong sense of community and benefits from a local public house. Whilst Llangunllo remains very much a rural setting, it is conveniently located for the nearby market towns of Knighton, Presteigne and Kington, all of which offer a wider range of everyday amenities, schooling, independent shops and leisure facilities.

The area is particularly well regarded for its natural beauty, with access to walking routes, bridleways and unspoilt countryside directly from the doorstep. Despite its tranquil setting, the village remains accessible for those commuting within the Welsh Marches and surrounding counties.





Walk Inside

Entering through the front door, you arrive into a central hallway with staircasing leading down to the lower ground floor. To the right, a door opens into a secondary reception room with a window to the front elevation and a central woodburning stove.

Returning through to the main living room, this larger reception space features a central stone fireplace with woodburning stove. The room retains a wealth of character, including original wooden floorboards and flagged stone flooring, together with a window to the front and a staircase leading to the first floor.

From the living room, a door leads through to what was formerly the kitchen. This room includes quarry tiled flooring, exposed stone walling and wood panelling, with windows overlooking the rear garden.

Originally, a doorway from the kitchen led through to a utility area and onward to the bathroom, which formed part of a more modern extension to the side and rear. The kitchen, utility and bathroom suffered extensive damage following the water tank explosion, with the utility and bathroom sections having since been removed.









The original footings remain visible, as shown in the accompanying photographs.
Any reinstatement or rebuilding of the former extension would be subject to the necessary planning consents.

Returning to the central hallway and proceeding down to the lower ground floor, a versatile bedroom is found. This well-proportioned room offers ample space for a double bed and benefits from natural light via a window, serving comfortably as a third bedroom. Equally, it would make an excellent hobby room or home office.
From here, there is access to an en-suite shower room comprising a window, corner shower cubicle, WC and vanity unit with wash hand basin.

A further door leads into a practical additional space, currently utilised for storage but offering further potential subject to requirements. This area benefits from double wooden doors providing access out to ground level at the side of the property.









Moving to the first floor, a central landing provides access to two bedrooms, positioned either side. Both are double rooms, each benefitting from windows to the front elevation and exposed timber flooring.







Walk Outside

To the left-hand side of the property there is a gravelled parking area together with a garden shed, which in turn leads to a useful storage/log shed.
The rear garden includes low stone wall sections, a level lawned area and a patio space, providing scope for outdoor seating and enjoyment of the surrounding setting.





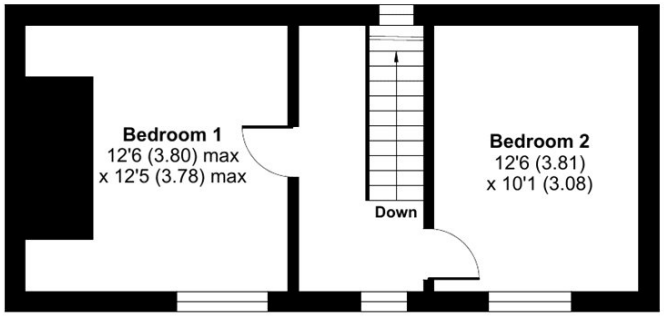


Llangunllo, Knighton, LD7

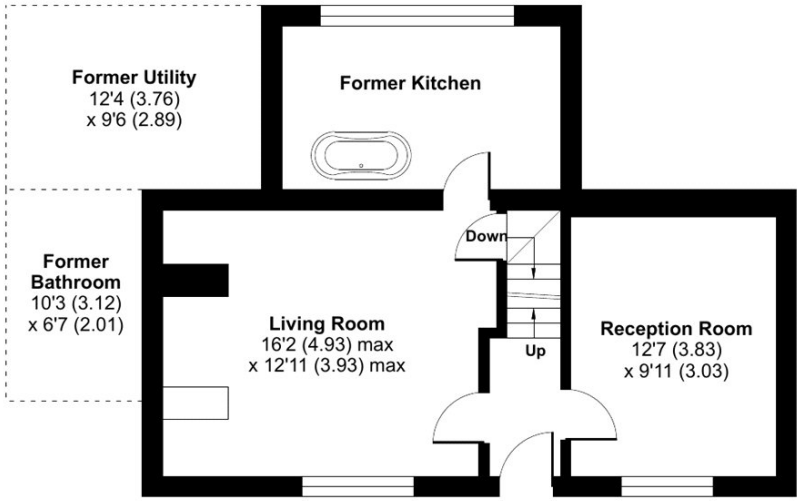
Approximate Area = 1054 sq ft / 97.9 sq m

For identification only - Not to scale

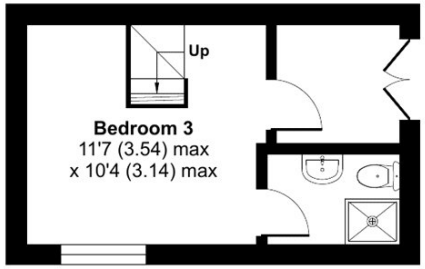




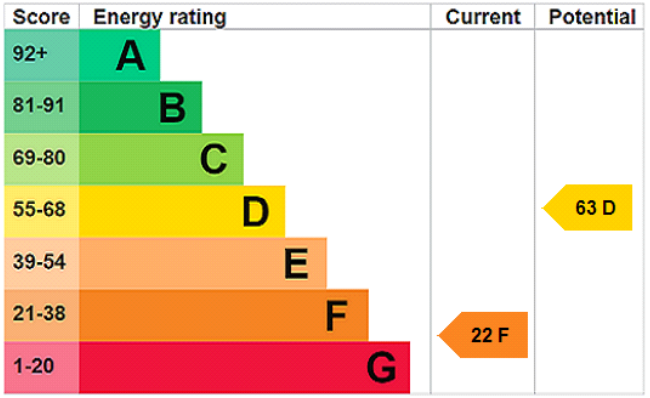
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for McCartneys. REF: 1420752

McCartneys Property

General

SERVICES: We are informed that the property benefits from mains water and mains drainage. Owing to the damage sustained, the electricity supply is not presently connected.

HEATING: The property was originally heated by electric panel heaters together with wood-burning stoves.

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

COUNCIL TAX: Band D, set under Powys County Council.

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- ///range.crate.enthused

REFERRAL FEES:
McCartneys LLP routinely refers vendors and purchasers to providers of conveyancing, survey, removal and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Details Last Updated: Monday, 02 March 2026

NOTE TO BUYERS: AML checks will be undertaken for successful buyers and there is a nominal fee per person payable.

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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