

McCartneys
Property

**Rock Villa, Llangunllo, Knighton, Powys, LD7 1SR**

**Offers in the Region of £398,000**

# Rock Villa, Llangunllo, Knighton, Powys, LD7 1SR

A beautifully appointed, spacious detached four-bedroom cottage, occupying an elevated position with far-reaching views. Set within approximately 1 acre of gardens and grounds, this energy-efficient home is located in a highly regarded village setting. EPC B

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

**Ground Floor**

Entering through the front door via a small canopy porch, you are welcomed into the entrance hallway, a pleasant space offering useful practical storage. A staircase rises to the first floor, while a door opens into the main living accommodation.

To the right, the kitchen/dining room spans the full width of the cottage. This lovely, well-appointed space features base units with oak work surfaces over, an inset Belfast sink, built-in open shelving, a decorative Rayburn, and a range cooker with extractor over. The character of the property shines through with quarry tiled flooring, exposed beams, and stonework. There is ample space for a family dining table and chairs, with windows to each end taking full advantage of the splendid views.

A farmhouse door leads into a highly practical utility room, fitted with built-in shelving, granite work surfaces over, a Belfast sink, and space and plumbing for laundry appliances. There is also room for hanging outdoor gear, quarry tiled flooring, and a wooden stable door to the front—an ideal space perfectly suited to a village or rural lifestyle. To the rear is the boiler room.









Continuing through the hallway, you reach the secondary reception room, a versatile space featuring beautiful oak flooring, exposed stonework, and an inset woodburning stove set on a brick hearth with an oak mantle. Currently utilised as a home office and family dining room, it benefits from a window to the front.

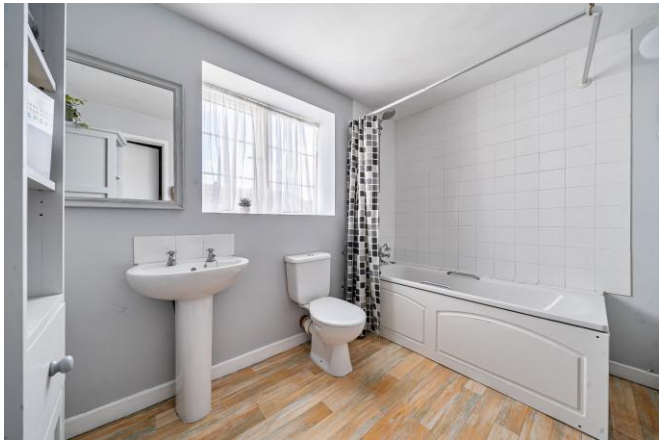
A door leads into a room presently used as a bedroom, though it could serve a variety of purposes depending on the owner's requirements. If used as a bedroom, it offers a good-sized double room with a window to the front and access to the family bathroom. The bathroom comprises a white suite, including a panelled bath with shower over and tiled surround, pedestal wash hand basin, and WC, with further access to a good-sized store room.

The bedroom also provides access into the UPVC conservatory, with doors at both ends—an excellent space to sit and enjoy the surrounding views. This end of the property could easily be arranged as a self-contained annexe, offering excellent potential for multigenerational living.









**First Floor**

Moving to the first floor, the landing benefits from a window to the rear. At the far end is a beautiful living room, enjoying two large windows to the front and a central woodburning stove. This space fully takes advantage of the village setting and long-distance hilltop views—an idyllic spot to sit and watch the weather roll in across the valleys.







Returning along the landing, there are three bedrooms. The principal bedroom is a luxurious room spanning the full width of the cottage, with good-sized built-in wardrobes and windows to both the front and rear. The second bedroom is another well-proportioned double, featuring built-in cupboard space and a window to the front.

The third/fourth bedroom (depending on how the ground floor room is utilised) is a single room, again with a window to the front.

Completing the first floor is the family bathroom, a well-appointed space fitted with a large corner shower with glass screen and tiled splashback, WC, and a useful vanity unit with wash hand basin. There is also a window to the rear.



**Energy Efficiency and Renovations**

Since ownership, the cottage has undergone a series of renovations, resulting in beautifully appointed accommodation throughout. In 2025, the property was upgraded with modern energy-efficient systems, including an air source heat pump. The cottage is exceptionally well insulated, fully double-glazed, and now achieves an excellent rating on the Energy Performance Certificate.





# Walk Outside

**Garden** - The property is surrounded by spacious, wrap-around gardens, featuring an ornamental pond and terraced lawns to the front, with a greenhouse to the side. Mature shrubs and plants border the gardens, extending around to the side. A path from the front leads past the side garden up to the rear garden and paddock. The grounds include an area planted with fruit trees, and at the top, a perfect seating area offers fantastic views across the surrounding countryside.

**Paddock** - Area: 0.758 acres
Adjoining the property is a versatile paddock, perfect for small-scale animal husbandry and beekeeping. The current owners keep chickens, and a selection of fruit trees has been thoughtfully planted, adding both productivity and charm.

**Parking and Garage** - Attached garage with wooden double doors, alongside an additional attached workshop/storage shed. Tarmacadam driveway provides parking for 2–3 cars at the front of the property accessed via driveway.

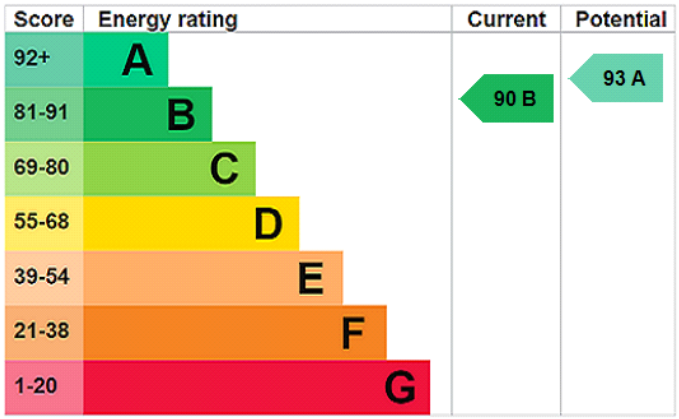









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Plotted Scale - 1:1250. Paper Size - A4

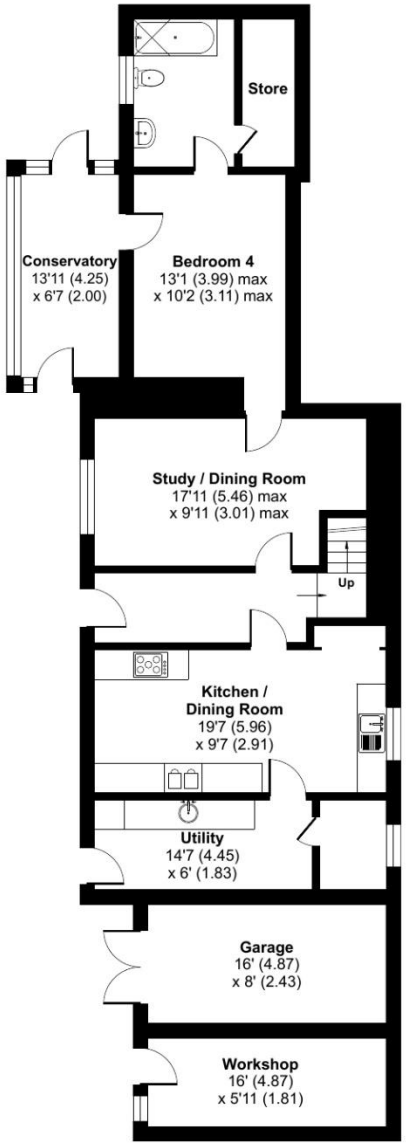



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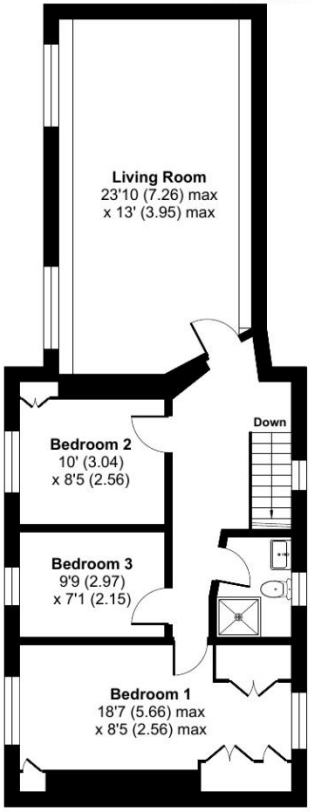
# Rock Villa, Knighton, LD7

Approximate Area = 1777 sq ft / 165.1 sq m
Garage = 127 sq ft / 11.8 sq m
Workshop = 95 sq ft / 8.8 sq m
Total = 1999 sq ft / 185.7 sq m
For identification only - Not to scale




GROUND FLOOR




FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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# General

**SERVICES:** We are informed that the property is connected to Mains electricity, water and drainage are connected. Solar water heating, Solar photovoltaics with battery storage (5.18kw)

**HEATING:** Air source heat pump and Woodburning Stove

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

**COUNCIL TAX:** Band E, 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

**AGENTS' NOTES**
Buyers are advised that on the access to the paddock there is an old water pump house, owned by the water board, which has been out of use for many years. A right of access exists should the water board ever need to attend to it.

**VIEWING:** By appointment through selling agents – McCartneys LLP: 01547528621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

**Directions**: ///dash.hack.steady

From Knighton, take the A488 for approximately 5 miles, then turn right signposted for Llangunllo. On entering the village, turn left just before the Greyhound Public House, then turn right in front of Hill House. Continue up the track, where the property can be identified.

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**Details Last Updated:** Wednesday, 01 July 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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