

McCartneys
Property

The Lluest, Rhos-y-Meirch, Knighton, Powys, LD7 1PD

Offers in the region of £495,000

The Lluest, Rhos-y-Meirch, Knighton, Powys, LD7 1PD

A detached, energy-efficient bungalow with an excellent range of modern steel-framed agricultural buildings and approximately 6 acres of land.

Set in a rural yet accessible location, the property enjoys an enviable position with stunning countryside views. The nearby village of Whitton, just 1–2 miles away, offers a community centre and church. The towns of Knighton (2 miles) and Presteigne (6 miles) provide good local shopping, educational, and recreational facilities, along with transport links. Knighton is situated on the Heart of Wales Line, connecting Swansea and Shrewsbury.
For more extensive amenities, the larger towns of Leominster and Ludlow are approximately 20 miles away, while the city of Hereford, with its comprehensive facilities and excellent transport connections, is 30 miles away. The area is renowned for its natural beauty and offers an abundance of outdoor pursuits.





Walk Inside

Access - The property is accessed via a quiet country lane, with the Lluest located at the end of a no through road. Upon arrival, metal gates open into a spacious parking area, providing access to the bungalow, outbuildings, and surrounding land.

Accommodation - Entering the home through the main door, you are welcomed into the hallway, with doors leading to the family wet room, comprising a shower, wall-mounted sink, and WC. Adjacent to this is another very useful separate WC.
A boot room, with windows overlooking the land, provides convenient access to both the front and rear of the property—an ideal space for outdoor gear and muddy boots.









Moving through the home, three well-proportioned bedrooms offer lovely views over the surrounding countryside. At the front of the bungalow, a spacious living room with ornamental fireplace, and double doors opening onto the front veranda—a perfect spot to sit and enjoy the views while watching the weather roll down the valley.

Lastly, the kitchen/dining room is a standout feature of the home, designed to take full advantage of the stunning views. Large bi-fold doors open out onto the veranda, seamlessly blending indoor and outdoor living. The kitchen is fitted with handcrafted wooden units, a central island, and a wood-burning stove with a brick and tile surround, creating a warm and inviting family space.

The front veranda offers great potential for an extension where a sunroom once stood, or it can be enjoyed as the perfect outdoor entertaining and dining area.

The property has undergone renovation in recent years now allowing for an energy efficient home, benefitting from solar panels and an air-source heat pump.









Walk Outside

The property benefits from a spacious parking area consisting of both gravel and concrete, providing easy access to the outbuildings and land.

Outbuildings - Adjacent to the property is a detached double garage/workshop with double metal doors to the front and a pedestrian door to the rear, set before a concrete apron. A metal gate leads to a track that continues to an excellent range of agricultural buildings, comprising three principal steel-framed barns.

(As per floor plan)

- Barn One- The smallest barn has two bays with one double door, one large door and single door ideal for lambing
- Barn Two – A modern barn with an interior hardstanding floor and additional hardstanding surrounding the structure. Currently used as stabling at the rear, it accommodates five stables, including a double-width stable. The barn presents further opportunities for additional stabling, subject to the purchaser's requirements.
- Barn Three – With two large doors and one single door.

These buildings are ideally suited for livestock housing, machinery storage, and stabling for horses and ponies.

Land - The property sits on approximately 6.324 acres of land, conveniently located to the front, side, and rear of the property in well-defined enclosures. This pasture is ideal for horses, ponies, or livestock grazing.

Agents note - There is a footpath that passes through a very small section on the top corner of the property, to the left of the driveway.

A house fire took place in 2019 and the bungalow was partially rebuilt on the original footprint.

Please note: all pictures were taken in 2025.

Flooding - Flooding, according to Natural resources Wales-
Very low risk- Flooding from rivers
Very low risk- Flooding from the sea
Very low risk- Flooding from surface water and small watercourses















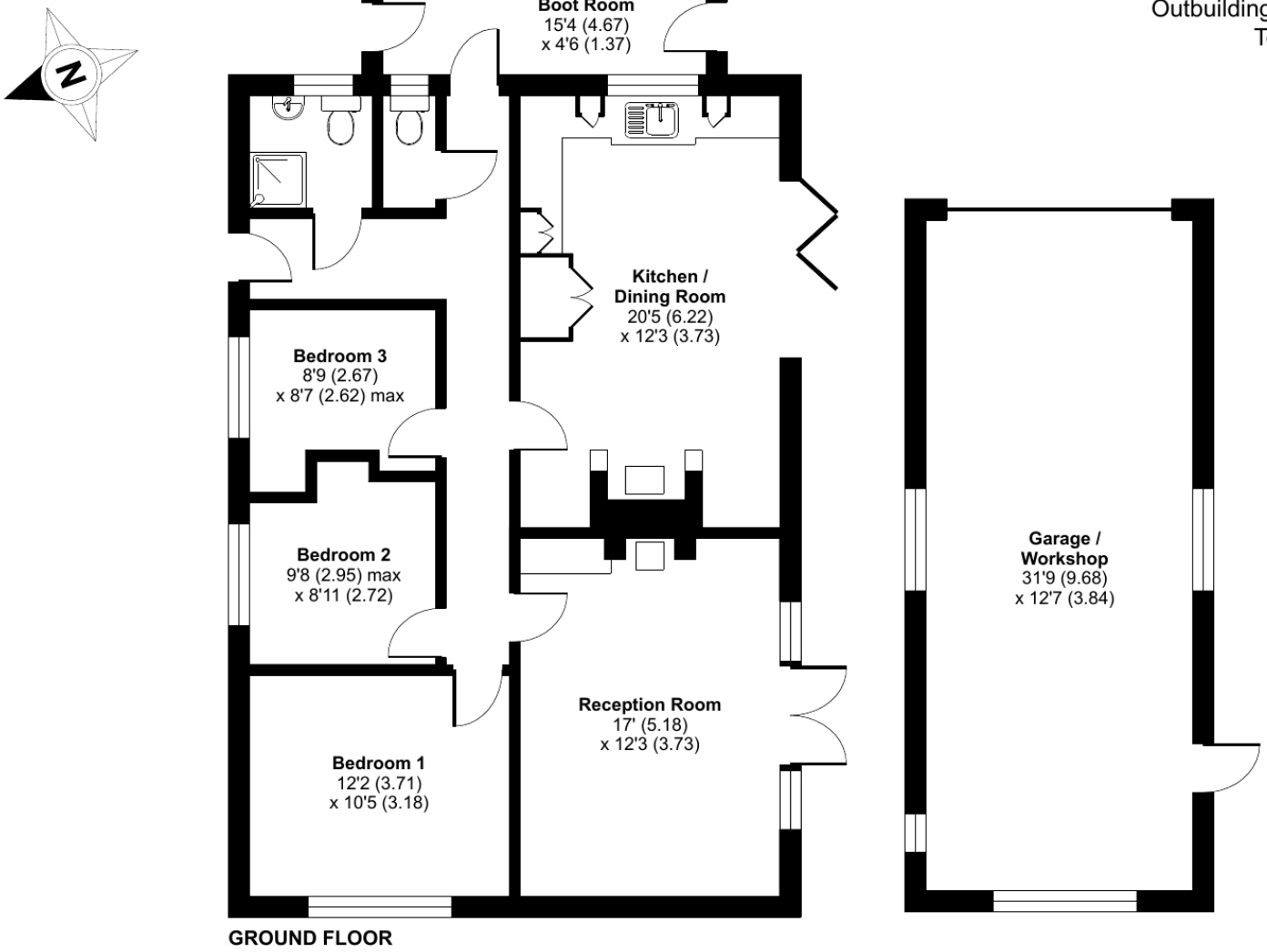






The Lluest, Rhos-y-Meirch, Knighton, LD7

Approximate Area = 1041 sq ft / 96.7 sq m
Garage / Workshop = 403 sq ft / 37.4 sq m
Outbuildings = 5198 sq ft / 482.9 sq m
Total = 6642 sq ft / 617 sq m
For identification only - Not to scale

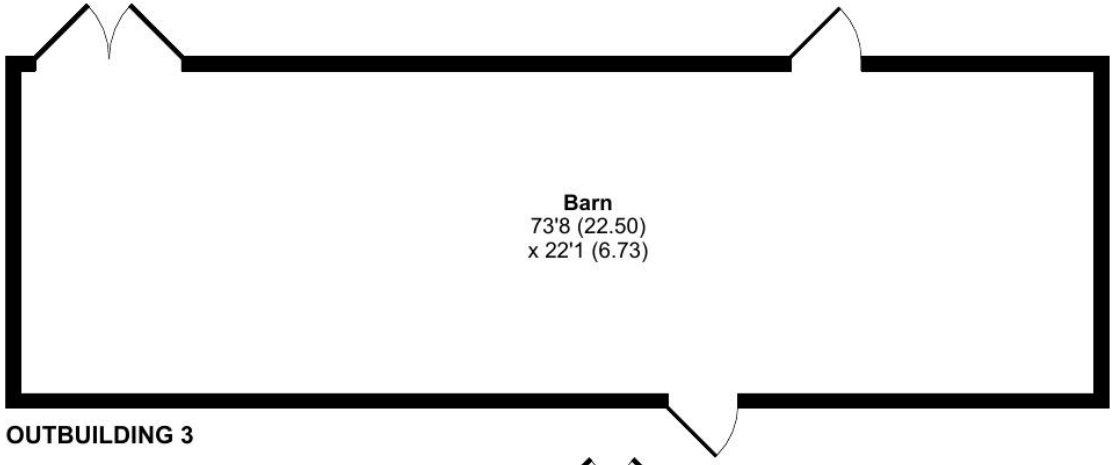


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCartneys. REF: 1257349

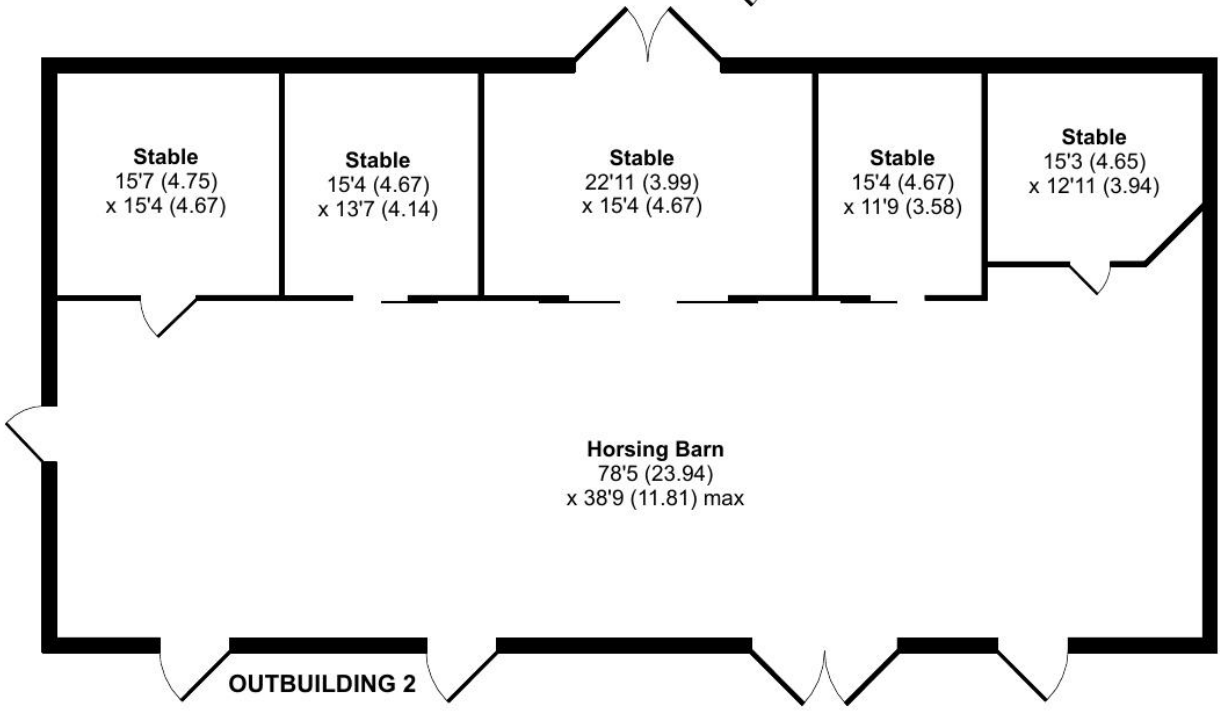
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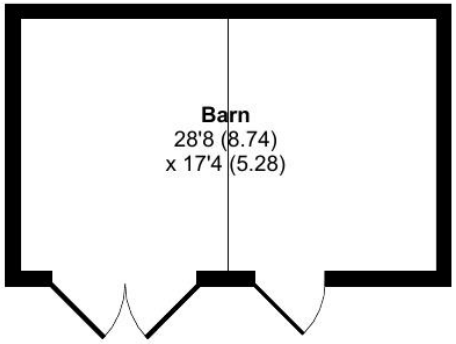


OUTBUILDING 3





OUTBUILDING 2



OUTBUILDING 1

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
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General

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

HEATING: Air Heat Source Pump, Solar panels, Wood burning 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, 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: 01547528 621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

Directions: ///fittingly.forge.vitals
From the office of the agents take the Presteigne road for 1 mile and half and turn Right for Whitton. Proceed down this road for about three quarters of a mile and take a minor lane down to the right. At a T junction turn left and continue up this lane which will take you straight to the Lluest.

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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: Tuesday, 02 June 2026

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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