

McCartneys
Property

Tan Y Bryn, Ludlow Road, Knighton, Powys, LD7 1HP

Asking Price £345,000

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A detached split-level three-bedroom bungalow, presented to an exceptionally high standard throughout. The property enjoys far-reaching front views and is complemented by beautifully landscaped gardens, an integral garage and off-road parking. Conveniently situated just a short walk from the town centre, it offers easy access to a range of local amenities. Viewing is highly recommended to fully appreciate the quality, presentation and setting of this home. EPC D

Situated on Ludlow Road in Knighton, the property occupies a convenient position within easy walking distance of the town centre, supermarket and a range of local amenities.

Knighton is a charming historic market town located on the Welsh–English border, surrounded by beautiful countryside and rolling hills. The town offers a good range of everyday amenities, including a primary school, healthcare facilities, independent shops, cafés and leisure opportunities, with secondary schooling available nearby.

Renowned for its scenic surroundings, the area is particularly appealing to those who enjoy outdoor pursuits, with excellent access to walking, cycling and nature trails, including the famous Offa's Dyke Path.
The larger towns of Ludlow (approximately 17 miles) and Leominster (approximately 20 miles) are within easy reach, whilst the cathedral city of Hereford lies around 30 miles away, offering a wider range of shopping, dining, educational and transport facilities.





Walk Inside

Accessed via the front entrance door, the property opens into a small reception hall with a pedestrian door leading into the integral garage. Stairs rise to the main accommodation where an inner hallway provides access to the principal living areas, whilst the bedroom accommodation and family bathroom are located to the rear of the bungalow.

From the inner hall, glazed double doors open into an impressive and generously proportioned living/dining room. This bright and inviting space enjoys ample room for both seating and dining furniture, with a large window to the front elevation taking advantage of the distant views. Sliding doors open into the sun room, a fully insulated addition featuring limestone tiled flooring with underfloor heating and enjoying far-reaching views towards Kinsley Wood. A patio door to the side opens onto a sheltered courtyard, providing an ideal spot to enjoy the sun throughout the day.









Leading through from the living/dining room is the beautifully appointed kitchen, another immaculate space benefitting from underfloor heating beneath the tiled floor. The kitchen is comprehensively fitted with a range of quality base and wall units together with a central peninsula unit, creating a sociable breakfast bar area. Granite and oak work surfaces complement the cabinetry, whilst a range of integrated appliances are included. Windows to the front elevation allow for plenty of natural light, and a side door provides direct access to the side and rear gardens.

Overall, the living accommodation is exceptionally well presented, offering a superb layout ideally suited to both family life and entertaining.







From the inner hall, the bedroom accommodation is located to the rear of the property and comprises three well-proportioned rooms. The principal bedroom is complemented by an extensive range of fitted wardrobes, cupboards and a dressing table, providing excellent storage. A generously sized room, it enjoys a pleasant outlook via a rear-facing window.

The second bedroom is also a comfortable double room, benefiting from a rear aspect window and a useful built-in storage cupboard. The third bedroom is currently utilised as a home office but offers flexibility as a further double bedroom, nursery or hobby room if required.

Completing the accommodation is the impressive family bathroom, a spacious and exceptionally well-appointed room fitted with full-height wall tiling and tiled flooring with underfloor heating. The suite comprises a large corner shower cubicle, panelled corner bath, vanity unit incorporating a wash hand basin and WC. An obscure glazed window to the rear. Overall, the bedroom and bathroom accommodation is presented in impeccable order, continuing the high standard of finish found throughout the property.









Lower Ground Floor
The lower ground floor is accessed via an electric up-and-over door to the front elevation, as well as an internal side door, and accommodates an integral garage which is currently utilised as a workshop and garden storage area.

From here, there is access through to a ground floor WC, together with a very useful utility room housing the boiler and providing plumbing for laundry appliances. The utility room also benefits from a Belfast sink, base and wall-mounted cupboards and drawers, work surfaces and tiled splashbacks, offering a practical and well-equipped additional space.

Parking
A private brick-paved driveway provides generous off-road parking for a number of vehicles and gives access to the integral garage.







Garden

The property enjoys beautifully landscaped gardens, designed to provide an attractive and welcoming setting. To the front, raised stone-bordered beds are stocked with a variety of mature shrubs, ornamental planting and specimen trees, creating year-round colour and interest. The elevated position enhances the property's appeal and takes full advantage of the delightful outlook towards the surrounding countryside and rolling hills beyond.

Steps lead up to a paved courtyard area with direct access to the kitchen, creating an ideal seating area from which to relax and watch the world go by. A pathway leads through to a further decked seating area and small lawn, all beautifully landscaped with an abundance of mature plants and shrubs. Additional raised beds with attractive stone retaining walls continue around the property, complemented by perimeter paving providing ease of access throughout the gardens.

Moving around to the side of the home, paved pathways lead to a further seating area, which can also be accessed directly from the sun room. Overall, the gardens are a superb feature of the property, immaculately presented and a haven for the keen gardener. Thoughtfully designed with a variety of seating areas, they offer the perfect spaces to enjoy the attractive surroundings, whether entertaining guests or simply making the most of the outdoor space throughout the day.



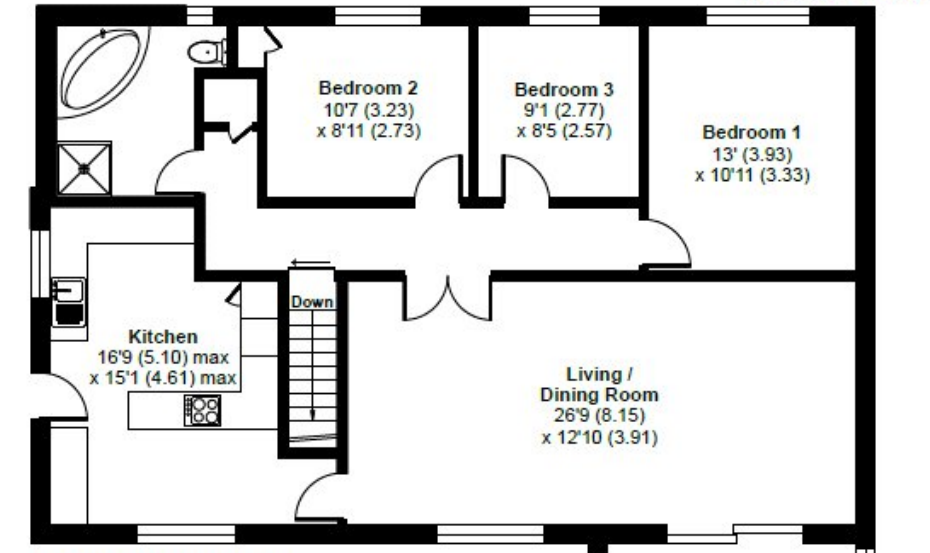




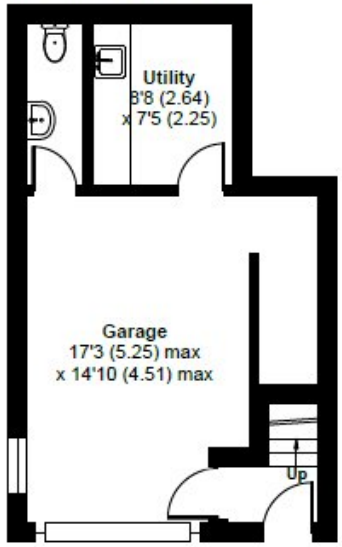
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Approximate Area = 1268 sq ft / 117.8 sq m
Garage= 327 sq ft / 30.4 sq m
Total = 1595 sq ft / 148.2 sq m
For Identification only - Not to scale



UPPER 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: 1467362

General

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

HEATING: Oil fired central heating, solar thermal panels, which heats the domestic water.

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

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

Directions: What3words- ///surpassed.alley.energetic

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: Wednesday, 03 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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MCCARTNEYS LLP
REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4BH. Tel: 01584 872251. REGISTERED NO: OC310186

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

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