

McCartneys
Property

46 Mill Road, Knighton, Powys, LD7 1RT

Offers in the Region of £278,000

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A charming & characterful double-fronted cottage offering deceptively spacious accommodation throughout. With its principal living accommodation arranged on the first floor to take full advantage of the natural light and pleasant outlooks, the property combines character and practicality, benefitting from a generous kitchen/dining room, attractive living room, three bedrooms, and versatile ancillary accommodation.

Externally, the property is complemented by delightful cottage-style gardens to the rear, together with a detached area of woodland, offering a unique opportunity to create a tranquil wildlife haven or private retreat. Further benefitting from driveway parking and a garage, this is a rare opportunity to acquire a home of character with versatile outdoor space and excellent practicality.

Mill Road, located in The Cwm, is regarded as a desirable area of Knighton. It offers convenient access to the town's facilities and is made up predominantly of charming character homes. Knighton is a traditional market town in Mid Wales, benefiting from a welcoming community and excellent local amenities.

The town boasts a range of facilities including a primary school, supermarket, leisure centre, and a variety of independent shops. The town is well connected, with a railway station on the renowned Heart of Wales Line, providing services between Swansea and Shrewsbury, with onward connections to the wider rail network. There are also regular bus services connecting Knighton with surrounding towns and villages.

The larger market town of Ludlow, approximately 16 miles away, offers a broader selection of services. The spa town of Llandrindod Wells, about 18 miles distant, provides additional amenities. For more extensive shopping, educational opportunities, and comprehensive transport links, the city of Hereford is approximately 28 miles away, making it easily accessible for residents.
Steeped in history, Knighton—known in Welsh as Tref-y-Clawdd, meaning "town on the dyke"—stands on the famous Offa's Dyke. Just a short walk from the property leads you into stunning countryside, offering great opportunities for outdoor pursuits.





Walk Inside

Ground Floor - Entering through the front door, you are welcomed into a reception area with tiled flooring and a staircase rising to the first floor, giving an immediate sense of space and character. From here, a door leads to the main sleeping accommodation. The property is presented in very good order throughout, with character and quality features.

There are three bedrooms in total. Two are good-sized doubles, one positioned to the rear and one to the front, while the third is a smaller single room, ideally suited as a nursery, home office, or dressing room.

Located to the rear of the property is the family bathroom, an impressively proportioned space with tiled walls and flooring. It features a large double shower with glass screen, a built-in vanity unit with inset sink and mirror over, and a WC.









First Floor - Moving upstairs, the central staircase rises to the first floor, with the upper section open and featuring exposed timbers overlooking the living space adjacent. The central landing benefits from a loft hatch with loft ladder, with the loft being fully boarded. The landing leads through to the kitchen/dining room, a generous full-width space with a window to the front enjoying pleasant outlooks, and tiled slate flooring throughout.

The kitchen is fitted with a range of wall and base units, a brick-built peninsula with novel inset wine storage, space and plumbing for a dishwasher, and a range cooker with extractor over. Exposed stone walls add character, while the dining area benefits from built-in shelving and ample space for a family dining table and chairs. Overall, this is a well-proportioned room, perfectly suited to both family living and entertaining.

The kitchen leads to a very practical utility room, again fitted with quality full-height storage cupboards, a Belfast sink, and work surface, continuing the slate flooring. A window and half-glazed stable door provide access to the rear garden.

From the utility, a door opens into the cloakroom, comprising a WC and wall-mounted corner basin, with an obscured window to the rear.

Moving back through to the inner hall, you enter the living room, a superb space again spanning the full width of the property. It features a central brick-built fireplace with oak beam and wood-burning stove. This inviting, characterful room enjoys plentiful natural light from the front window, which offers long-distance views, as well as a side window and double sliding patio doors to the rear. These open directly onto the patio and garden beyond, creating an excellent flow between indoor and outdoor living.















Walk Outside

Versatile additional room - Accessed from the front of the driveway via a further wooden stable door, this is a superb addition to the property and offers excellent versatility. It could make an ideal home office or hobby space, or alternatively, subject to the necessary consents, could be adapted to provide additional accommodation, with the potential to extend into the garage to create an annexe if required. In situ there is also a WC, which could be further improved or upgraded as part of any future conversion.

Rear Garden - The gardens are a distinctive feature of the property. The rear garden is accessed directly from the home as well as via an external slabbed staircase rising from the driveway. A charming example of a cottage-style garden, it features a large patio area ideal for outdoor dining and entertaining, flanked by well-stocked flower beds and mature shrubs. Steps lead up to a further level lawn area, enclosed by wooden boundary fencing.

A garden shed is situated within the garden, offering useful storage for gardening equipment, logs, and general outdoor items. Overall, this is a fantastic, outdoor space, ideal for relaxing and enjoying the setting.









Woodland - To the front of the property is a further detached sloping area of woodland extending to approximately 0.157 of an acre.

Accessed via a series of wooden steps, this was once a tranquil retreat enjoyed by the current owners as a private hideaway. Remarkably secluded, once within the woodland you would scarcely believe you are positioned so close to the town centre. Rich in natural flora and wildlife, the area formerly featured terraced seating areas and even a bar, creating a unique space for relaxation and entertaining.

Whilst the woodland has not been actively maintained in recent years and care should therefore be taken when accessing it, the area offers tremendous potential for new owners to restore and enhance it, creating a peaceful sanctuary from which to enjoy the property's surroundings and natural setting.

Parking & Garage - The property benefits from driveway parking along with a garage, featuring an up-and-over door and a window to the side

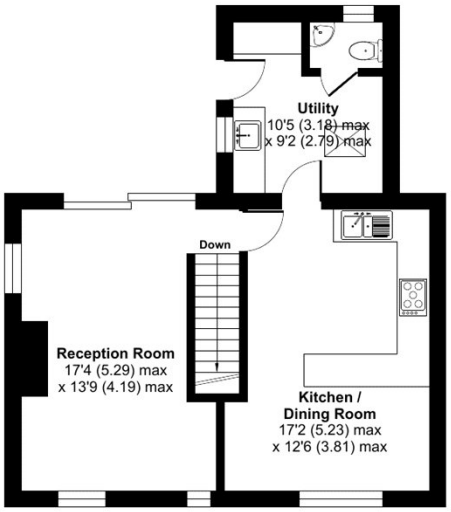




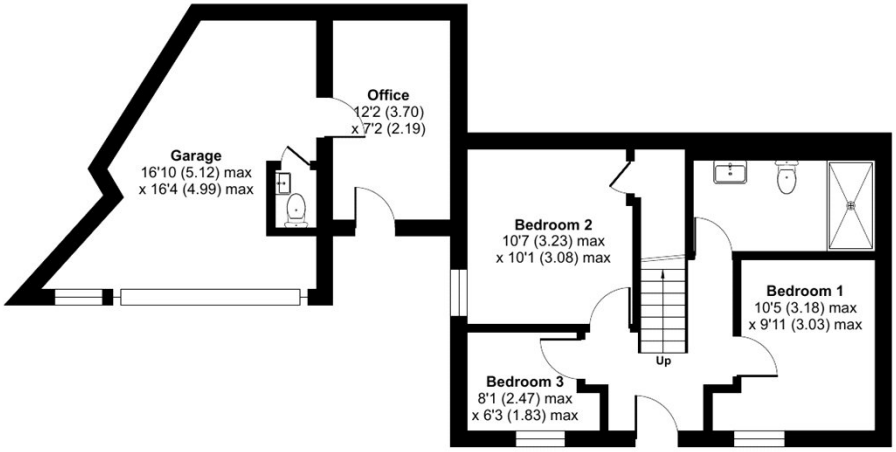


Mill Road, Knighton, LD7

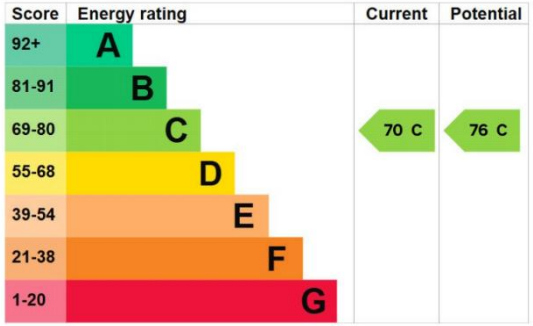
Approximate Area = 958 sq ft / 89 sq m
Garage= 290 sq ft / 26.9 sq m
Total = 1248 sq ft / 115.9 sq m
For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



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Property

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for McCartneys. REF: 1467807

General

AGENTS NOTE: Please be aware that the property is located within a conservation area. We also note there is a historic right of way across the woodland to the front, which relates to the period when the lower section of woodland (approximately 0.053 acres) belonged to a neighbouring property. As this land now forms part of the property, we are advised by the seller that this right of way is considered effectively redundant.

SERVICES: We are informed that the property is connected to Mains electricity, gas, water and drainage are connected to the property. We are advised by our seller that the property benefits from a recently installed Worcester boiler.

HEATING: Gas fired central heating & 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 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- ///continues.ramble.wooden

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

Details Last Updated: Wednesday, 10 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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