



Ty Capel, Llangunllo, Knighton, Powys, LD7 1SR

Offers in the region of £235,000

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Ty Capel provides an excellent opportunity to acquire a traditional detached stone cottage requiring a programme of upgrading and refurbishment, offering the potential to create a wonderful character home.

The accommodation briefly comprises a living room, kitchen, utility area, semi-converted attached garage, staircase rising to the first floor, three bedrooms, and a bathroom.

Externally, the property benefits from gardens to the front, side, and rear, together with a good-sized private garden situated opposite the property, providing additional outdoor space and further potential for enhancement.

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 are welcomed into the central hallway. To the right is the living room, a well-proportioned reception room featuring a central fireplace with a wood-burning stove (please note we have been advised that although the stove works it requires repair or replacement), set on a stone hearth. The room benefits from painted timber beams, a quarry tiled floor, and windows to both the front and side elevations, allowing plenty of natural light.

Returning to the hallway, steps lead up to the kitchen. This space features exposed ceiling timbers, a window to the front elevation, a range of base and wall units, a stainless steel sink and drainer, and space for an electric oven and hob. There is also a useful storage cupboard and a door concealing the staircase rising to the first floor.

Beyond the kitchen is a corridor leading to the former garage. This provides a useful space to accommodate a small utility area, with exposed stonework adding further character. Leading through to the former garage, the original garage door has been infilled with stone, and the space is currently utilised for storage. Subject to any necessary consents, it offers excellent potential to create additional living accommodation.



First Floor - Returning to the kitchen, the staircase rises to a half landing, where the principal bedroom is situated. Spanning the width of the cottage, this delightful room enjoys windows to both the front and side elevations, offering lovely views across the village and surrounding countryside. The room also benefits from exposed floor timbers and a useful storage cupboard.

Returning to the landing (please note there is limited head height in places), there are two further well-proportioned bedrooms positioned to the rear of the cottage, both capable of accommodating a double bed.

Completing the first-floor accommodation is the family bathroom, fitted with a suite comprising a panelled bath with electric shower over, tiled splashbacks and shower curtain, pedestal wash hand basin, and WC. The room also benefits from vinyl flooring, exposed ceiling timbers, and a window to the front elevation.

Overall, this is a delightful character cottage offering immense potential for further sensitive repair. It presents an exciting opportunity for a purchaser to complete additional work on the property whilst preserving its wealth of original charm. All windows have been replaced in a traditional style, all new plastering has been done in lime and breathable paints used throughout.



Walk Outside

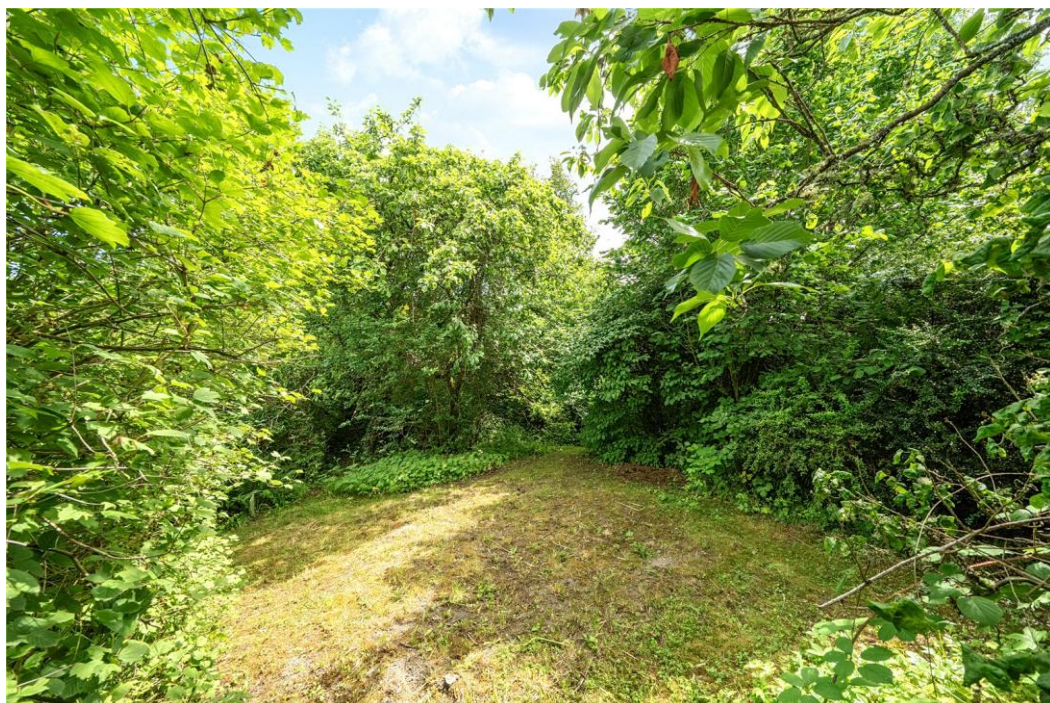
The cottage benefits from well-maintained gardens, with a detached garden area situated directly adjacent to the property across the lane.

The gardens surrounding the cottage are typical of a character home, being mainly laid to lawn with established shrub and flower borders, complemented by a mixture of hedging and wooden fencing to the boundaries.

The detached garden, extending to approximately 0.079 acres, provides a wonderfully private outdoor space. Currently enjoyed in a more natural state by the current owners, the area offers excellent potential for the keen gardener to create a beautiful garden retreat. Alternatively, it provides a peaceful haven in which to relax and enjoy, surrounded by mature trees and offering a wonderful sense of privacy and seclusion.

Parking - To the front of the cottage, there is a parking space situated in front of the former garage. The front of the property offers scope for enhancement of the existing parking arrangements.

On-street parking is also available within the village at the bottom of the hill, subject to availability.

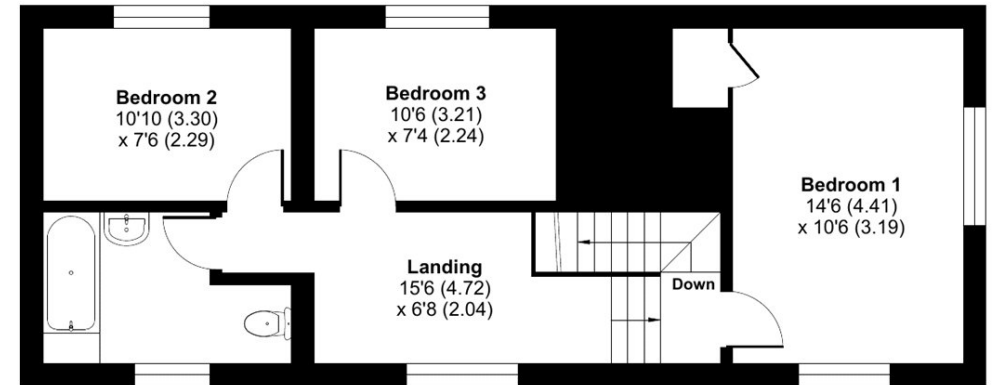




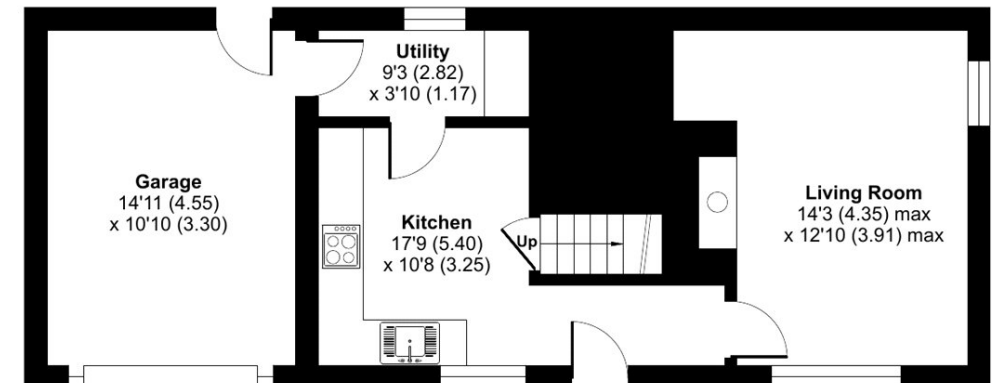
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Approximate Area = 1170 sq ft / 108.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026. Produced for McCartneys. REF: 1486284

General

Agents Note: - We have been advised by the current owners that the property underwent a complete electrical rewire in 2020. Further improvements include the replacement of the windows in 2023 with double-glazed wooden sash windows, the addition of sheep's wool insulation to part of the loft in 2024, and repairs undertaken in 2025 to strengthen the front wall of the former garage.

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

HEATING: Electric panel heaters

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: 01547528621
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm

Directions: What3words- ///promise.upsetting.trace
From the office of the agents take the Llandrindod Wells road for Five miles and turn right for Llangunllo. Drive a further two miles into the village and turn left by the Greyhound in and continue up the bank for about 120 yards and Ty Capel will be seen on the right.

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knightonproperty@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: Thursday, 09 July 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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REGISTERED OFFICE: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4BH. Tel: 01584 872251. REGISTERED NO: OC310186

