



Edgehill, Presteigne Road, Knighton, Powys, LD7 1HY

Offers in the Region of £370,000

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An impressive, detached family home set in an elevated position, commanding spectacular far-reaching countryside views and offering generous, well-planned accommodation over two floors. The property comprises a welcoming reception hall, living room, spacious kitchen/dining room, utility room, first floor shower room and integral garage. The lower ground floor offers a principal bedroom with en-suite, two further bedrooms, and family bathroom. Outside, there is an enclosed lawned rear garden and extensive off-road parking. EPC Rating: C.

Situated on Presteigne Road in Knighton, this property occupies a desirable position within walking distance of the towns amenities. Knighton is a charming historic market town set 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, with secondary schooling available nearby, as well as healthcare facilities and a variety of recreational activities. Renowned for its scenic surroundings, the area is particularly appealing to those who enjoy outdoor pursuits, with access to walking, cycling, and nature trails close by. The larger towns of Ludlow (approximately 17 miles) and Leominster (around 20 miles) are within easy reach, whilst the cathedral city of Hereford lies approximately 30 miles away, offering a wider range of shopping, dining, and transport connections.



Walk Inside

A welcoming canopied porch with entrance door opens into the inviting reception hall, immediately creating an impression of space and light. From the moment you step inside, you are greeted by breathtaking views across the surrounding rooftops and rolling countryside, perfectly framed by full-height double glazed windows.

From the reception hall, stairs descend to the bedroom accommodation, whilst a door leads through to the generous living room. Centred around an attractive wood-burning stove set upon a slate hearth, this welcoming room enjoys a window to the front elevation, two windows to the rear, and French doors opening directly onto the covered balcony, allowing an abundance of natural light to flood the space.

The covered balcony can be accessed from both the living room and the kitchen and is undoubtedly one of the property's standout features. Whether enjoying a morning coffee in the sunshine or watching the ever-changing weather roll through the valley, it is a wonderful place to relax and take in the far-reaching views.



The spacious kitchen/dining room is well-appointed with a comprehensive range of wall and base mounted units, complemented by generous work surfaces. There is space and plumbing for a dishwasher, space for a fridge freezer, together with provision for an electric or gas cooker with extractor hood over. A stainless steel sink sits beneath a large rear-facing window, whilst the kitchen area benefits from practical vinyl flooring. The dining area is comfortably proportioned to accommodate a large family dining table and chairs, making it an ideal space for both everyday family life and entertaining.

Leading from the kitchen is a particularly practical utility room, fitted with additional base units and a stainless steel sink. The room houses the wall-mounted gas-fired central heating boiler and provides space and plumbing for laundry appliances, together with a useful built-in cloaks cupboard. A stable door provides access to the side of the property, whilst a further internal door leads directly into the garage, offering excellent convenience.

Returning to the main reception hall, the shower room is fitted with a white suite comprising a WC, wash hand basin and electric walk-in shower, together with an obscured glazed window to the front elevation.



Ground Floor - Descending to the lower ground floor, you are welcomed into a spacious and light-filled hallway, offering ample space for a study or reading area if desired.

Positioned to the right is the impressive principal bedroom, featuring a large rear-facing window that once again makes the most of the spectacular countryside views. The room benefits from a generous walk-in wardrobe and an en-suite bathroom fitted with a white suite comprising a panelled bath with shower over and glazed screen, pedestal wash hand basin and WC.

There are two further bedrooms, both enjoying fitted wardrobes and rear-facing windows overlooking the surrounding countryside.

Completing the accommodation is the family bathroom, fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC.

From the lower ground floor hallway, doors open directly onto the rear garden, providing easy access to the outdoor space and creating an excellent connection between the home and its gardens.





Walk Outside

Gardens - To the front of the property, decorative borders flank the driveway, with side access available to both sides of the home. Pathways continue around the property, with a wide sloping pathway to the left side and steps leading to the right.

To the rear, paved pathways extend around the garden, incorporating a seating area, shed, and a variety of established flower and shrub borders. The garden continues to a lawned area, with gently sloping sections leading to lower levels featuring vegetable beds, mature trees and established bushes.

A fantastic outdoor space for the keen gardener, whilst equally providing a wonderful area for those wishing to relax and enjoy the garden surroundings, making full use of the impressive views.

Parking - The property is approached via a generous tarmacadam driveway, providing ample off-road parking for several vehicles and leading to the integral garage with double timber opening doors. The garage benefits from power, lighting and a window to the front elevation, providing excellent storage or workshop potential.

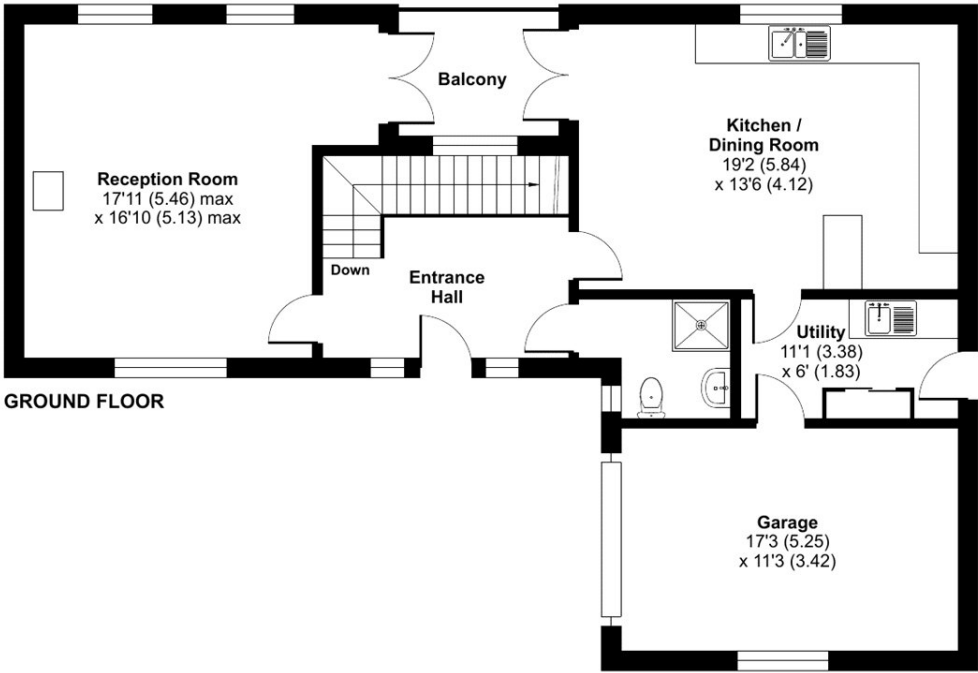
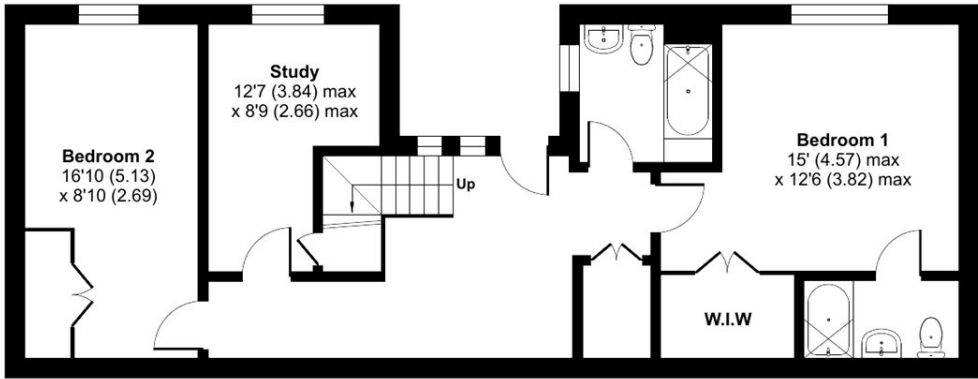


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Approximate Area = 1506 sq ft / 139.9 sq m
Garage= 191 sq ft / 17.7 sq m
Total = 1697 sq ft / 157.6 sq m
For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



General

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

HEATING: Gas fired central heating

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

COUNCIL TAX: Band F, 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: ///cloak.manager.tripods

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.

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

Details Last Updated: Monday, 13 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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