McCartneys
Property

27 High Street, Knighton, Powys, LD7 1AT

Offers in the region of £349,950

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Summary

Ground Floor (Commercial) Large retail/shop area divided into two spacious sections Utility room I Store I Cellar
First Floor (Residential) Living Room I Kitchen I Dining room I Study I Bathroom
Second Floor Principal bedroom I Two double bedrooms I Single bedroom with ensuite
Outbuildings Two substantial two-storey outbuildings

Approximate Floor Areas

- **Residential accommodation extending to approximately 1,900 sq ft (176 sq m) over the first and second floors.**
- **Ground floor retail accommodation extending to approximately 1,200 sq ft (111 sq m).**
- **Outbuildings extending to approximately 2,074 sq ft (192.7 sq m)**

A characterful end-of-terrace mixed-use property comprising retail and substantial additional commercial accommodation, together with spacious four-bedroom residential accommodation arranged over the first and second floors.
Occupying a prominent position within Knighton town centre, the property offers a versatile combination of commercial and residential accommodation, with extensive additional space and considerable potential for a variety of uses, subject to any necessary planning consents.

Location - The property occupies a prominent position on the High Street, close to the renowned Clock Tower in the heart of Knighton town centre.

Knighton offers a good range of everyday amenities, all within easy walking distance of the property, including independent shops, healthcare facilities and leisure opportunities. For those commuting or wishing to explore further afield, the town benefits from its own railway station on the Heart of Wales Line, providing links to larger towns and cities along this scenic route.

Set within a beautiful rural landscape, the area is ideal for those who enjoy outdoor pursuits, with scenic walks and open countryside close at hand. For a broader range of services and shopping, the market towns of Ludlow and Leominster are approximately 17 and 20 miles away respectively, while the cathedral city of Hereford lies around 30 miles from the town.

Walk Inside

GROUND FLOOR – SHOP PREMISES - Entering through the shop premises, there is a good-sized open-plan retail area arranged over an upper and lower section, with a good window display and access to the cellar.

A central reception area has stairs rising to the first-floor accommodation. To the rear of the premises is a utility and store room, with access to the rear.

FIRST FLOOR - The recently improved and enhanced accommodation extends over two further floors.

The first-floor landing leads to a good-sized living room with a window to the front. The kitchen is fitted with a range of base units, an electric hob and oven, space and plumbing for a washing machine and dishwasher, tiled splashbacks and vinyl flooring. There are two sash windows to the front and a built-in pantry.

The dining room is again a good-sized room, with a window to the front and exposed floor timbers.

Also located on this floor is a good-sized study with views to the rear, together with a bathroom fitted with a modern white suite comprising a panel bath with shower over and glazed shower screen, pedestal wash hand basin and WC. An obscure window provides natural light.

SECOND FLOOR

A central hallway leads to the following accommodation.

The principal bedroom spans the full width of the property, providing a fantastic-sized bedroom with exposed floor timbers, exposed brickwork and a window to the front.

Bedroom Two is another double bedroom with a window to the front, while Bedroom Three is also a double bedroom with a window to the front. Bedroom Four is a single bedroom.

The current owners have commenced the installation of an en-suite shower room to Bedroom Four; however, this remains unfinished.

Overall, the accommodation is deceptively spacious, offering a wealth of character and fantastic potential for further enhancement into a superb home.

ADDITIONAL COMMERCIAL ACCOMMODATION

To the rear of the property are two substantial outbuildings, each arranged over ground and first-floor levels with internal staircases providing access between the floors.

The buildings are both well-proportioned and in good condition, offering a significant amount of additional accommodation with excellent potential for a variety of commercial uses, including warehousing, storage and showroom purposes. The premises were previously utilised as a furniture showroom.

Although access is currently pedestrian only, the buildings represent an incredibly valuable addition to the property, providing extensive additional floor space and considerable scope for a variety of uses, subject to any necessary planning permissions and consents.

OUTSIDE

To the rear of the property is a small enclosed garden area, beyond which is a substantial tarmac area providing pedestrian access to the neighbouring property, known as Hilltop, as well as access to the outbuildings.

This area offers considerable potential for improvement and could be transformed to create a larger and more sociable garden and outdoor entertaining space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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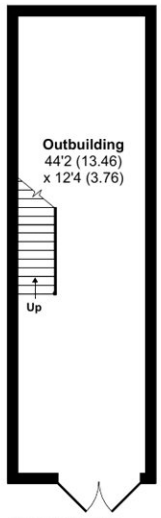
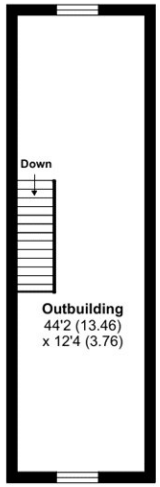
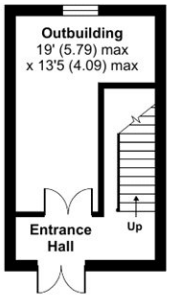
Approximate Area = 3435 sq ft / 319.1 sq m
Outbuildings = 2074 sq ft / 192.7 sq m
Total = 5509 sq ft / 511.8 sq m
For identification only - Not to scale



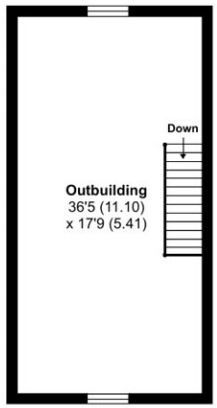
OUTBUILDING
FIRST FLOOR 2



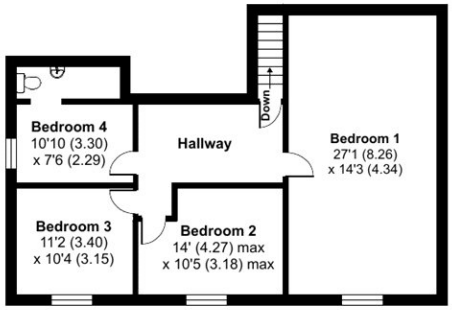
OUTBUILDING
FIRST FLOOR 2



OUTBUILDING
FIRST FLOOR 1

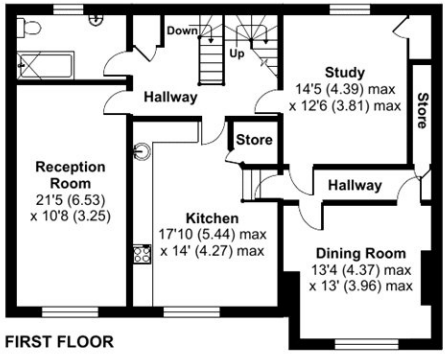


OUTBUILDING
FIRST FLOOR 1



SECOND FLOOR

GROUND FLOOR



FIRST FLOOR

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Plotted Scale - 1:500. Paper Size – A4

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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General

Agents Note: - The property is situated within a designated Conservation Area.

The property benefits from solar panels to the rear, together with recently installed double glazing to the rear elevation.

A pedestrian footpath runs alongside the property and around the rear, providing access to the neighbouring residential property known as Hilltop.

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

HEATING: Air Source Pump

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

COUNCIL TAX: Council Tax: Band B – Powys County Council
Rateable Value: £7,200 (with effect from 1 April 2026)

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- ///squeaks.duties.shoulders

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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: Monday, 27 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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