



4 Cae Clawdd, Knighton, Powys, LD7 1DQ

Offers in the Region of £559,950

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4 Cae Clawdd is a substantial, high-specification home, and it is perhaps no surprise that the local builder who acquired the original site and created the development of four homes chose to build this particular property for himself.

It is clear that considerable thought, care and attention went into both the design and construction, resulting in a generously proportioned home with an excellent layout.

The property combines character and modern comfort, with exposed wall and ceiling timbers complemented by high-quality fixtures, fittings and finishes. Underfloor heating extends across the ground floor, whilst the combination of characterful features and modern specification gives the property a distinctive and individual character.

Cae Clawdd is a small cul-de-sac comprising just four individually designed properties, situated on the edge of Knighton and within a short walk of the town centre. The residential setting enjoys a pleasant countryside outlook, whilst remaining conveniently placed for the town's range of amenities. These include independent shops, a supermarket, public houses, primary school, leisure centre, library, post office and medical facilities.

Knighton is renowned for its attractive surrounding countryside and excellent opportunities for outdoor pursuits. The town sits mid-way along the famous Offa's Dyke Path, providing access to an extensive network of scenic walks and countryside, with opportunities to enjoy far-reaching views, local wildlife and the surrounding landscape.

Transport & Connectivity

Knighton benefits from a railway station on the Heart of Wales Line, providing direct services to Shrewsbury and Swansea.

The town also has regular bus services connecting Knighton with surrounding villages and larger towns.

For a wider range of amenities and services, the historic market towns of Ludlow and Leominster are approximately 18 miles away, with the important regional centres of the cathedral city of Hereford and the historic town of Shrewsbury some 30 and 35 miles away respectively.

Education

Knighton Primary School provides local primary education, with a number of well-regarded secondary schools within reach, including options in Presteigne, Bishop's Castle and Wigmore.

A wider selection of state and independent schools can also be found in the surrounding area, including schools in Lucton, Hereford and Brecon.

The location offers an appealing combination of rural surroundings and convenient access to local amenities, schooling and transport links.



Walk Inside

Ground Floor – An oak- framed open porch with front door opens into an impressive entrance hall, where the quality and workmanship of this exceptional home are immediately apparent. The entrance hall features oak flooring and an attractive oak staircase rising to the first floor. A door to the rear leads through to a cloakroom, fitted with a WC and wash hand basin.

From the entrance hall, a further door opens into the spacious kitchen/dining room, which spans the full width of the property. A large window to the front and French doors with adjoining side glazing to the rear create a wonderful light-filled space, perfectly suited to both family living and entertaining.

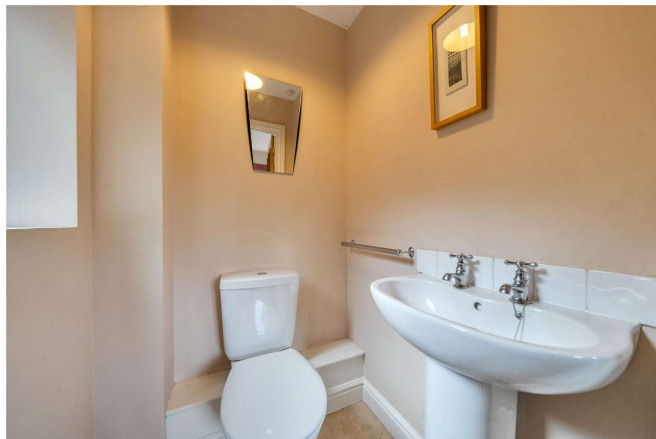
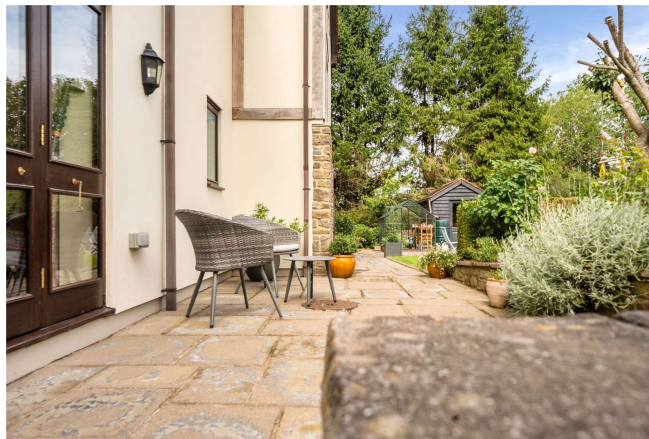
The kitchen is fitted with a range of quality base units incorporating cupboards and drawers, together with fully integrated appliances and space for a range cooker, with a built-in extractor hood over and oak mantel. Granite work surfaces and tiled splashbacks complete the kitchen. The dining area features beautifully crafted built-in oak shelving, once again demonstrating the care and attention to detail that has gone into the design.



The tiled flooring extends throughout, with ample space for a large dining table and chairs. French doors with adjoining glazed panels provide a seamless connection between the interior and rear garden, creating an ideal setting for indoor-outdoor living.

From the kitchen, a door leads through to the generous utility room, which is fitted with a range of base units incorporating cupboards and drawers, together with a further inset stainless-steel sink unit and space for laundry appliances. The tiled flooring continues, while a large window overlooks the rear garden and a further window to the side provides additional natural light. A door leads directly outside to an oak-framed side porch.

The utility room also provides access to a further ground floor cloakroom, fitted with a WC and wash hand basin, while an integral door leads directly into the generously proportioned garage.





Returning to the entrance hall, the impressive living room once again spans the full width of the property and is a particularly attractive and characterful room. Oak flooring continues through from the hallway, while a striking brick-built chimney breast provides a central focal point, incorporating an inset stove with substantial oak beam over and stone hearth beneath.

Windows to both the front and rear ensure the room is filled with natural light, creating a wonderfully spacious and inviting environment in which to relax.

From the living room, glazed double doors lead through into the garden room. With low-level walls, tiled flooring and extensive timber-framed glazing surrounding the room, together with French doors opening directly onto the rear garden, this is a delightful additional reception space from which to enjoy the property's surroundings.



First Floor –

Moving upstairs, an impressive oak staircase rises to an exceptional first-floor landing, which is currently utilised as a studio space. Generously proportioned, this versatile area offers considerable potential and could be adapted to suit a variety of individual requirements. Two generously sized built-in cupboards provide excellent storage, whilst the substantial floor area creates a wonderful opportunity for those seeking additional living, working or creative space.

A ceiling hatch with retractable ladder provides convenient access to a spacious storage attic, which benefits from boarded flooring and full headroom across much of the space, offering excellent additional storage potential.

The first floor offers up to five bedrooms, with the principal bedroom being a particularly impressive and generously proportioned room. Enjoying a window to the front, the principal bedroom features two sets of double built-in wardrobes and is further complemented by a luxurious en-suite bathroom.

The spacious en-suite is beautifully appointed with a panelled bath with shower over, attractive wall tiling and a substantial built-in vanity unit incorporating a wash hand basin and excellent storage. A mirrored cabinet and WC with further integrated storage complete the suite. Attractive wood-effect flooring, a heated towel radiator and side window complete this well-equipped room.





Bedrooms two, three and four are all spacious double bedrooms, each offering individual character and features. Bedroom two, positioned to the rear of the property as shown on the floorplan, enjoys windows to both the rear and side and benefits from built-in wardrobes.

Bedroom three is positioned to the front of the property and features windows to both the front and side, together with a charming vaulted ceiling incorporating attractive sloping sections.

Bedroom four is another well-proportioned double bedroom, enjoying a side window and a useful range of built-in wardrobes. Bedroom five is currently utilised as a home office and enjoys a window overlooking the rear. This versatile room could readily accommodate a single bed if required, providing the option of a fifth bedroom, nursery, dressing room or dedicated study, according to the purchaser's needs.

Completing the first floor is the impressive family bathroom, a spacious and stylish room featuring a beautiful freestanding roll-top bath together with a large corner shower enclosure. A traditional-style vanity unit incorporates the wash hand basin and provides useful storage, alongside a WC. Attractive wood-effect flooring, a contemporary chrome heated towel radiator and side window complete this well-appointed bathroom.



Walk Outside

Parking

The property is approached via a shared driveway serving numbers 1 to 3, which then leads onto the paved private driveway belonging to Number 4, providing parking for a number of vehicles.

The integral garage is fitted with an up-and-over door and benefits from windows to both sides. There is also a pedestrian door to the side, together with an internal door providing direct access from the utility room.

Gardens and Grounds

The property occupies a generous plot, with gardens extending to the side and rear. Paved pathways provide access around the house, whilst the boundaries are defined by a combination of hedging and fencing.

To the front, a neatly maintained boxed hedge encloses a lawned area, with paved walkways leading through to the rear and a good-sized seating area. There is also a good-quality garden shed and a greenhouse.

The rear garden features a paved patio running around the house, with a raised flower bed / kitchen garden area bordered by box hedging and topiary. An extensive lawn area is complemented by a selection of small fruit trees and bushes, together with areas currently used to encourage wild flowers.

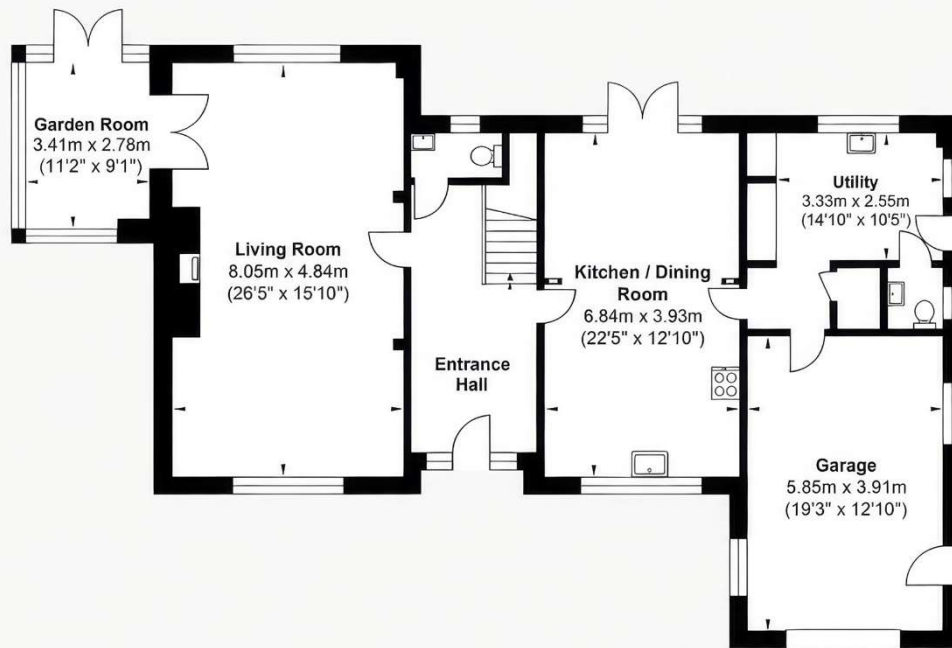
A particularly unique feature is found at the rear of the garden, which comprises a section of the bank of Offa's Dyke, an ancient 8th-century earthwork which once formed a boundary between England and Wales. Its protected status precludes further development on this sloping bank and adjacent ground, whilst ensuring an attractive and unspoilt outlook and giving the property the rare benefit of including a significant piece of borderland history.



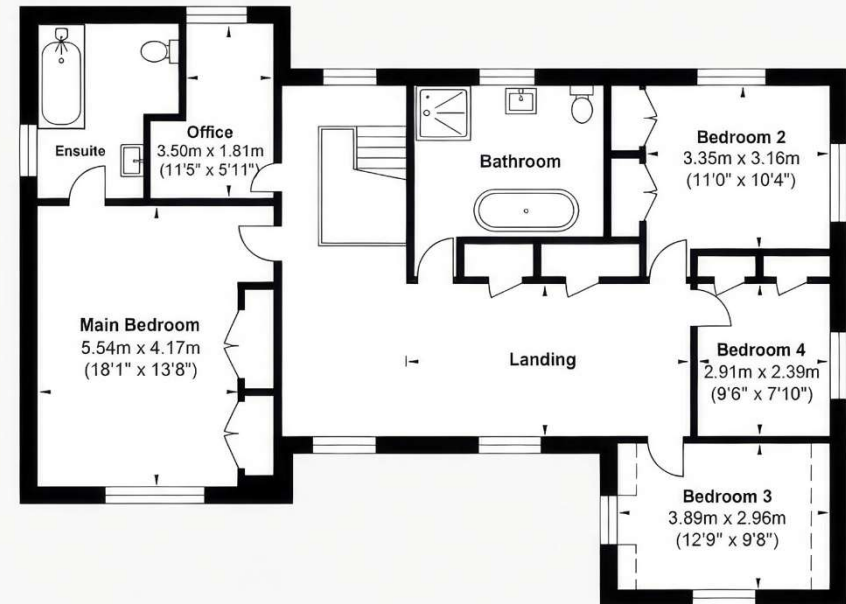


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

Gross Internal Floor Area : 251.12 m2 ... 2703.02 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

General

Agents Note: - We have been advised that the property has been designed to allow for the potential conversion of the attic space, subject to the necessary consents, to provide two further bedrooms and a bathroom should a purchaser wish to develop the property further.

Prospective purchasers are advised that the driveway is shared and maintained jointly by Numbers 1 to 4.

The property is situated within the designated Knighton Conservation Area, with Offa's Dyke, a Scheduled Ancient Monument, forming part of the property.

It should be noted that the route of the Offa's Dyke Path does not follow this section of the Dyke and, accordingly, there is no public right of access across any part of the property in connection with the path.

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

HEATING: Oil-fired central heating, with underfloor heating throughout the ground floor, conventional wall-mounted radiators to the first floor and a wood-burning stove in the living room.

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:

We are advised by our clients that the property is also served by high-speed fibre broadband.

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- /// [lamine.clipboard.office](https://www.what3words.com/locate/ laminate.clipboard.office)

www.mccartneys.co.uk

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: Wednesday, 16 September 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

