

McCartneys
Property

The Hollies, Rhos-y-Meirch, Knighton, Powys, LD7 1PD

Offers in the Regions of £285,000

The Hollies, Rhos-y-Meirch, Knighton, Powys, LD7 1PD

A detached Woolaway bungalow, briefly comprising a good-sized kitchen, living room, garden room, three double bedrooms and a family bathroom. Outside, the property benefits from beautifully maintained gardens, driveway parking and a detached garage. Occupying an idyllic and private rural location, the property is nevertheless conveniently positioned within easy reach of main road links and nearby towns.

The nearby village of Whitton, just 1–2 miles away, offers a community centre and church. The towns of Knighton (2 miles) and Presteigne (6 miles) provide good local shopping, educational, and recreational facilities, along with transport links. Knighton is situated on the Heart of Wales Line, connecting Swansea and Shrewsbury.

For more extensive amenities, the larger towns of Leominster and Ludlow are approximately 20 miles away, while the city of Hereford, with its comprehensive facilities and excellent transport connections, is 30 miles away. The area is renowned for its natural beauty and offers an abundance of outdoor pursuits.





Walk Inside

A small covered porch leads to the front entrance, where double wooden doors with large glazed panels allow plenty of natural light into the property, with direct access into the kitchen.

The kitchen is a well-equipped space, fitted with a good selection of modern base and wall units, incorporating an electric range cooker, fridge freezer, integrated dishwasher and washing machine, together with a Rangemaster Igneous granite sink and drainer. A large front-facing window enjoys countryside views, while tiled flooring and walls provide a practical finish. There is also a useful pantry cupboard and an additional door leading out to the side of the property.

From the kitchen, the accommodation opens into a spacious, open-plan living and sunroom area. This is a particularly bright and well-proportioned reception space, currently arranged to incorporate both a comfortable sitting area and dining area. A smaller side-facing window overlooks the gardens, while a lovely feature is the part-walled conservatory, with glazed upper sections, a solid roof and French doors opening out to the side. This provides a fantastic additional reception space and adds to the versatility of the accommodation.





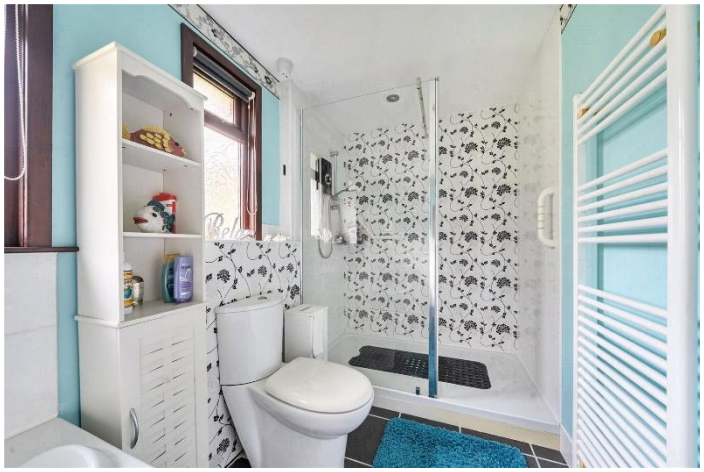




Moving to the opposite side of the bungalow, an inner hallway provides access to the family bathroom and three bedrooms.
The family bathroom is fitted with a modern white suite comprising a panelled bath with shower attachment, a large double shower tray with electric shower and glass screen, pedestal wash hand basin and WC. The room is finished with tiled walls and flooring and benefits from two obscure-glazed windows.

The property offers three well-proportioned bedrooms, all capable of accommodating a double bed.
The principal bedroom is situated to the rear of the bungalow and benefits from freestanding wardrobes and a rear-facing window. Bedroom two is also positioned to the rear and offers flexibility of use, with the potential to serve as a formal dining room if required. Bedroom three is the smallest of the three, but remains a good-sized double bedroom, with a front-facing window.













Walk Outside

Parking and Garage

The property is approached via a tarmacadam council road, with a gated gravel driveway leading to a parking area and detached garage, which benefits from an up-and-over entrance door, lighting and power points.

Garden

An absolute credit to our sellers are the well-maintained and generously sized gardens and grounds, extending to approximately 0.35 acres.

To the upper side of the driveway is a level pleasure lawn, flanked by mature shrubs and bushes. Above the lawn, a gravel footpath leads past further established shrub borders. Below the bungalow are additional lawned areas, productive vegetable beds and a pond, all bordered by established hedging, shrubs and trees.

Pathways meander throughout the gardens, linking the various sections and providing useful amenity areas, which include two greenhouses and a polytunnel.

Overall, the gardens offer a wonderful country garden setting, with plenty of space and opportunity to sit, relax and enjoy the surrounding environment.













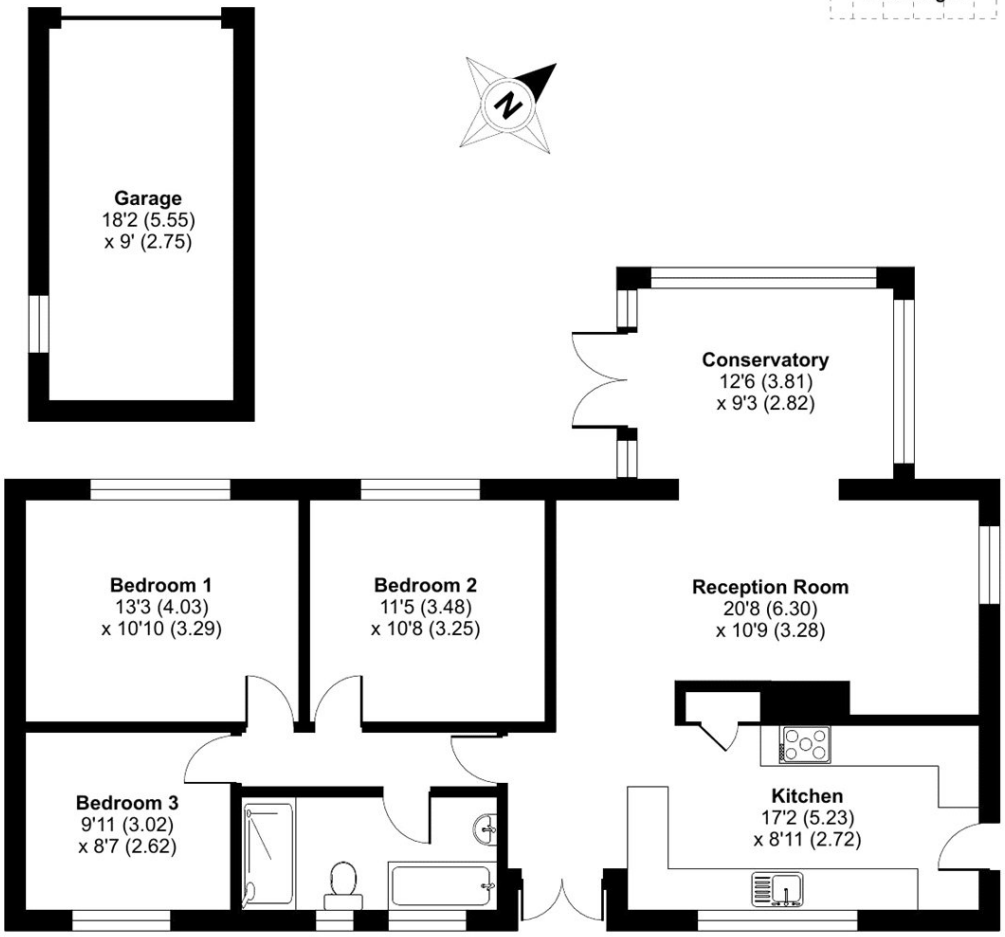


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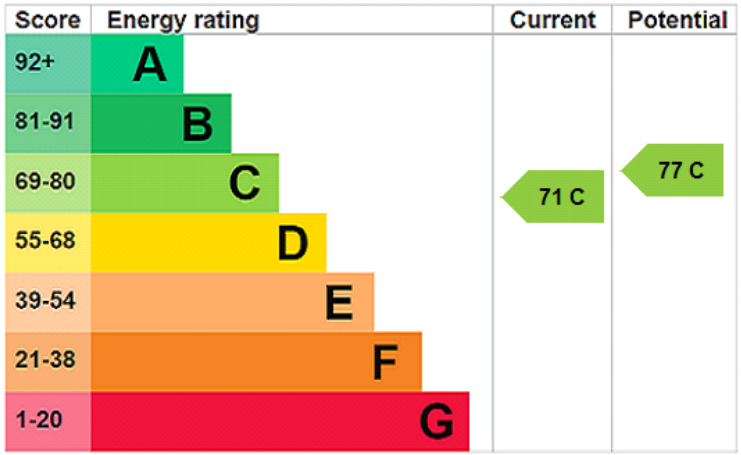
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Approximate Area = 1046 sq ft / 97.2 sq m
Garage= 163 sq ft / 15.1 sq m
Total = 1209 sq ft / 112.3 sq m
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



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: - Please note that the property is registered under two separate title numbers: CYM520288 and CYM520337.

The property is understood to be of Woolaway construction, which is a form of non-standard construction. Prospective purchasers are advised to make their own enquiries regarding the construction and should satisfy themselves as to the availability of suitable mortgage finance and buildings insurance before proceeding.

SERVICES: We are informed that the property is connected to mains electricity and water. Private drainage via a septic tank.

HEATING: Air source heat pump providing heating, together with solar panels.

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

COUNCIL TAX: Band E, 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: ///erupt.tanks.speeches - What3words
From the agents' offices, drive up Presteigne Road for approximately 1 mile before turning right towards Whitton. Continue along this road for a further 0.5 mile and take the second tarmacadam road on the right. Proceed down the bank and bear left. The Hollies is the second detached bungalow on the right-hand side.

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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: Wednesday, 04 November 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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