



# Lakehouse

Rhos-Y-Meirch, Knighton, LD7 1PD

£650,000

COBB  
AMOS



# Lakehouse

Rhos-Y-Meirch  
Knighton  
LD7 1PD

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A four bedroom, south facing farmhouse tucked under the lea of the hill, located in a beautiful rural spot surrounded by approximately 11 acres of its own fields, yet still close to Knighton. The property has plenty of driveway parking, garage and large garden and benefits from double glazing, oil heating, character features and a country style kitchen with Rayburn plus 3000sq ft of outbuildings. A MUST VIEW FARMHOUSE.

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Rural character farmhouse  
Four bedrooms  
Gardens and 11 Acres  
Stunning location  
Range of outbuildings  
MUST BE VIEWED

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The property is located in the beautiful Welsh hills of Rhos-y-Meirch, 3 miles from the Market town of Knighton. Knighton (Tref y Clawdd) which is located in Mid Wales, and is a market town within the historic county boundary of Radnorshire, lying on the river Teme, with a railway station on the Heart of Wales line. The Offas Dyke footpath is a 177 mile National Trail footpath that closely follows the England/Wales border. It opened in 1971 from Prestatyn to Chepstow with Knighton sitting at the half way point with a visitors centre. Knighton has a primary school, supermarket, leisure centre and many other smaller independent shops. The larger market town of Ludlow, 16 miles has a wider variety of facilities and hosts the famous Ludlow Food Festival. The larger Spa town of Llandrindod Wells, 18 miles offers a further wider range of facilities.



Total area approx: 176,6 sq.metres (1900.7 sq.feet)

## Property Description

A lovely oak door leads into the original part of the farmhouse and provides access to the dining/reception room which has under stairs storage, characterful beams and an opening to the snug where there is a feature stone inglenook fireplace, wood burning stove and dual aspect. A door takes you to a separate office/kitchenette, making this a flexible and versatile space, with loft space above and an external door. The kitchen has an attractive country style with oak wooden units, integrated dishwasher and appliances, tiled flooring and enjoying a view out onto the garden and doors lead to the adjoining dining room and the utility. This room has space for appliances, tiled floor, storage cupboards and a door to the outside and to the downstairs cloakroom. The living room is a lovely light room with a feature inglenook fireplace with stone hearth and a oil fired woodburner, there are double doors taking you out onto the patio area plus a feature window.

From the hall stairs rise to the first floor spacious landing where there is both an airing cupboard and a storage cupboard. The second bedroom has a window to the front, and a little window to the side. The family bathroom has a white suite and shower over the bath. Doors from the landing lead off to bedrooms three and four; bedroom three has a Velux window and is good size with fantastic views. The fourth bedroom is a good size single room again with a Velux window allowing light to pour in. The main bedroom, is a spacious double room with a feature dormer window affording good views, it is accessed from the landing via a dressing area with storage and there is a door to an ensuite bathroom with a separate bath and shower, blue tiling and a white suite.

## Gardens, Parking and Double Garage

From a tarmac drive there is a large gravelled parking area outside the property with parking for several vehicles. A pathway takes you to the covered porch area which leads to the front door. To the rear of the property are the various outbuildings. A good size garden surrounds the property, there is a patio area with a large area suitable for al fresco dining. The garden is well stocked with a productive vegetable patch and fertile garden, partly laid to lawn with mature shrubs and trees. The property is located in beautiful riding country and is far enough out of town to enjoy the peace, quiet and rural scenery but yet conveniently located when amenities are required. There is a double garage with light and power.

## 11 Acres of Pasture

Surrounding the property are approximately 11 acres of pasture land which is bordered by a timber fence and natural hedging

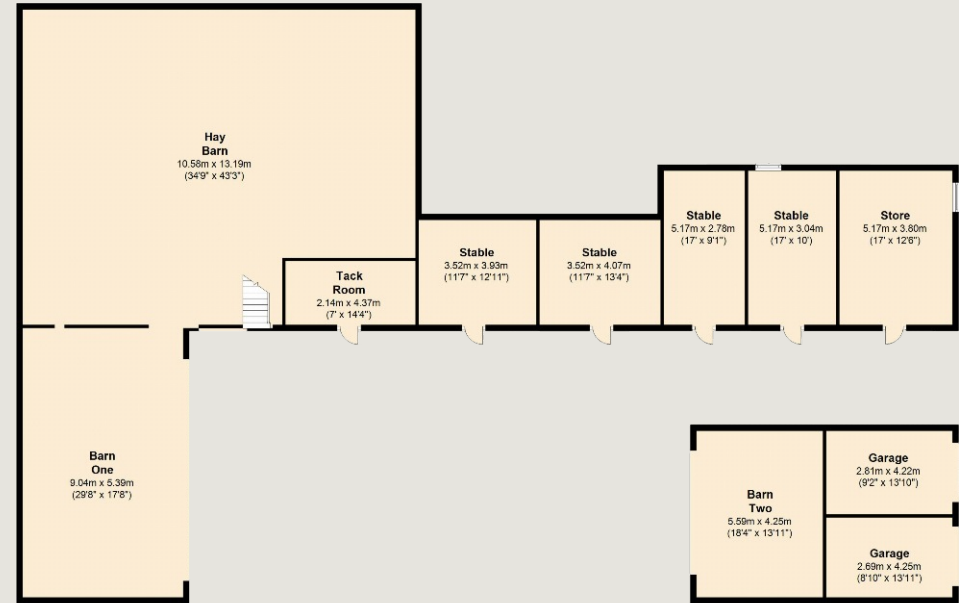
## Agents Notes

Mains water and electric are connected to the property. The property has oil fired heating, solar panels, a private water supply and septic tank drainage.  
Council Tax Band F

## Directions

From our office in Broad Street, Knighton continue along the A4113 and turn right onto the B4355 for 1.5 miles, then turn right onto B4357, then turn immediately right signposted Rhos y Meirch. Continue along this road for approximately half a mile and turn left just passed the lay-by on the right. The property is located on the right hand side.

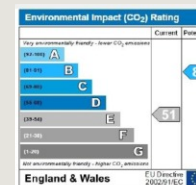
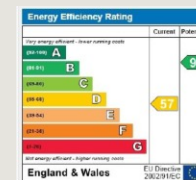
## Outbuildings



## Outbuildings

There are a range of outbuildings that are suitable for a variety of uses:

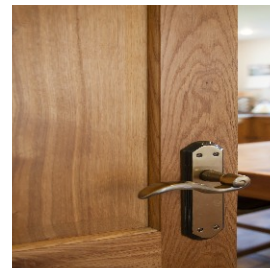
- Barn one 9.04 x 5.39 m
- Hay barn 13.19 x 10.58m
- Log store and tack room 4.54 x 2.28 m
- Stable 3.93 x 3.52m
- Stable 4.07 x 3.52m
- Stable 5.17 x 2.78m
- Stable 5.17m x 3.04m
- Outbuilding 5.17 X 3.80m
- Barn two 5.17 X 4.22m







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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 (CPR) We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.  
MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.

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