



Lower Firley, Llangunllo, Knighton, Powys



## Lower Firley, Llangunllo, Knighton, Powys LD7 1SY

A rare opportunity to acquire a detached cottage, in need of renovation, a separate barn with consent for conversion, all sitting within 25.92 acres of rolling countryside

Knighton 7.5 miles, Presteigne 12 miles, Ludlow 26 miles, Hereford 35 miles

Hall | Sitting room | Kitchen | Bathroom | Two bedrooms | Detached barn with planning permission for conversion | Land extending to approximately 25.92 acres | Stunning views EPC Rating G

### The property

Lower Firley offers an outstanding opportunity to purchase a slice of the good life amongst the stunning Welsh countryside. The potential to create a true lifestyle property is superb.

The house is in need of renovation and would benefit from an extension, to make the most of it's unrivalled tranquil location.

There is a central hall, with a sitting room to one side, having a parquet floor, and kitchen to the other. Beyond the kitchen is the ground floor bathroom and rear lobby. Stairs rise from the hall to the first floor landing, where there are two double bedrooms, both with built-in cupboards. The house has a south facing aspect and a wonderful outlook, with complete privacy.

Set a short distance from the house is a detached stone barn, of about 1,301 sq ft (121 sq m), with planning consent for a change of use into domestic accommodation.

The barn could be used as ancillary to the cottage, as a separate dwelling, or as an income stream through holiday let (subject to any necessary change to existing planning permission).

As a whole, the land provides the possibility of a small holding.

### Outside

The property enjoys a right of way over the initial part of the track, which gives access to the land, barn and house. The land, which is hillside pasture, and extends to approximately 25.92 acres.

The property's position is quite breath taking, with outstanding far-reaching views across the valley and hills.

### Location

The property is set amidst the stunning rolling hills and valleys of rural mid-Wales. Several small villages are located nearby, with Knighton and Presteigne being the nearest market towns and provide the everyday range of facilities one would expect including schools, a range of local shops and supermarkets. The city of Hereford and the county town of Shrewsbury are slightly further afield, with both having mainline train stations. Llangunllo has a station on the Heart of Wales line running from Shrewsbury to Swansea through the surrounding countryside which is mainly farmland and offers a great range of recreational opportunities including fantastic walking and riding.



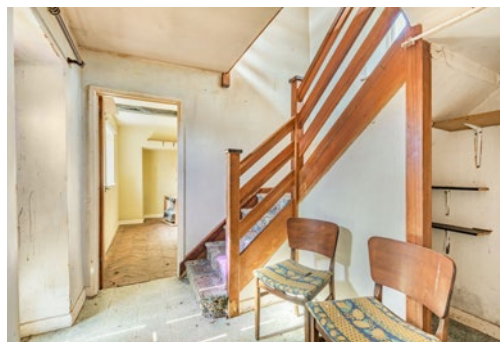
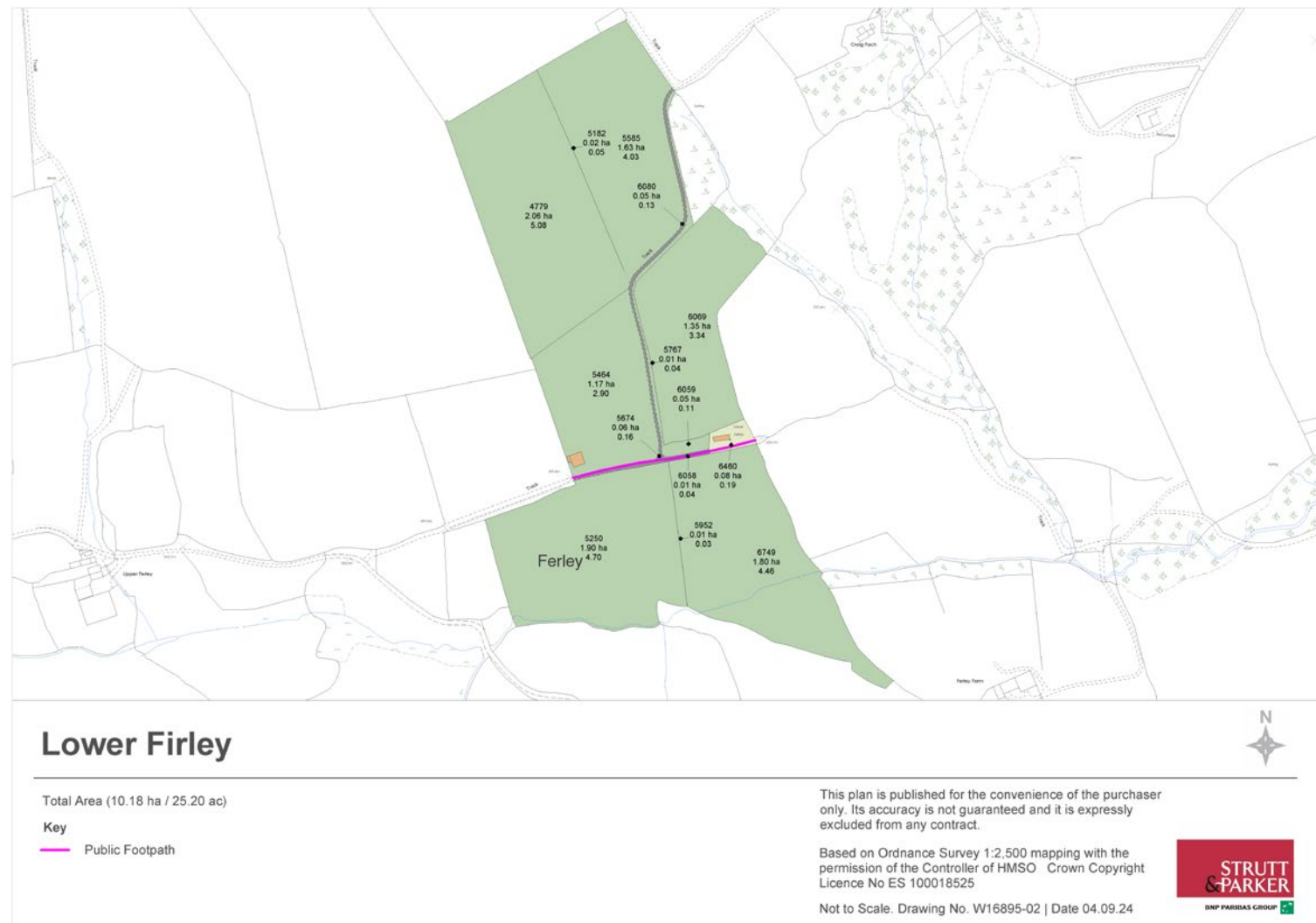


## Directions

From Knighton, travelling in a westerly direction, follow the A488 for 4.5 miles, then turn right to join the B4356. After approximately 2.4 miles, turn right at the sign-post for the station. At the crossroads turn left and then next right and follow the road, passing the station and taking the next left. Follow this road up the hill and through a gate. Continue on this road for just under half a mile (Lower Firley will be visible across the valley), where the end of the track to the property will be seen on your right hand side just beyond the salt bin. Please be sure to close gates.

We recommend using the What3words location app;

Drive to property: [///described.sifts.sulk](#)  
House location: [///cunning.large.caravans](#)





### General

**Local Authority:** Powys  
**Services:** Private water supply and treatment plant drainage. Mains electricity.  
**Council Tax:** Band D  
**Fixtures and Fittings:** Only items known as fixtures and fittings will be included in the sale.  
**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.  
**Tenure:** Freehold  
**Planning:** Prospective purchasers are advised that they should make their own enquiries of Powys Council.  
**Guide Price:** £500,000

Viewing strictly through the agent.

### Ludlow

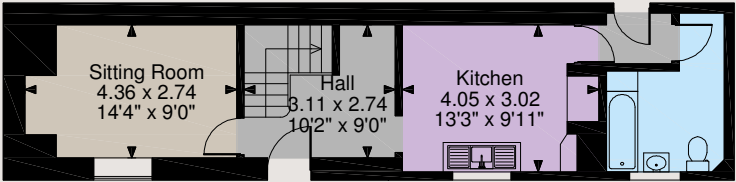
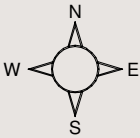
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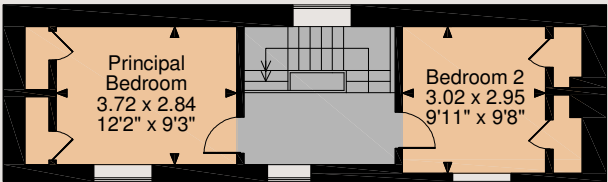
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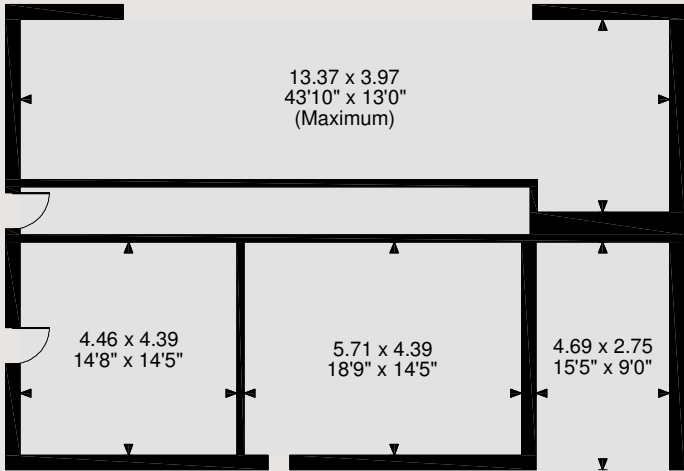
Lower Firley, Llangunllo, Knighton, Powys  
**Main House internal area 769 sq ft (71 sq m)**  
**Barn internal area 1,301 sq ft (121 sq m)**



Ground Floor



First Floor



Barn

The position & size of doors, windows, appliances and other features are approximate only.  
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