



## Gooseberry Cottage Llangunllo,

Knighton, Knighton, LD7 1SW

£385,000



Settings rarely come more stunning than this! Nestled amongst the glorious Mid Wales scenery with spectacular views out towards the hills. Gooseberry Cottage is location just off the centre of the pretty rural village of Llangunllo, the village benefits from a pub, church and railway station, located on to the Heart of Wales Swansea to Shrewsbury line. The market town of Knighton situated on the English Welsh Border (6 miles) offers further amenities with leisure centre, community centre, church, shopping and School, the historic town of Presteigne (9 miles) has a range of independent shops and the famous Judges Lodgings Museum.

Some further 16 miles distance can be found the Spa town of Llandrindod Wells famous for its boating lake, again offering a good range of facilities including both high school and primary school, the town also benefits from both an Aldi's and Tesco's superstore, hospital, leisure centre and shopping facilities.

The accommodation is arranged as follows:

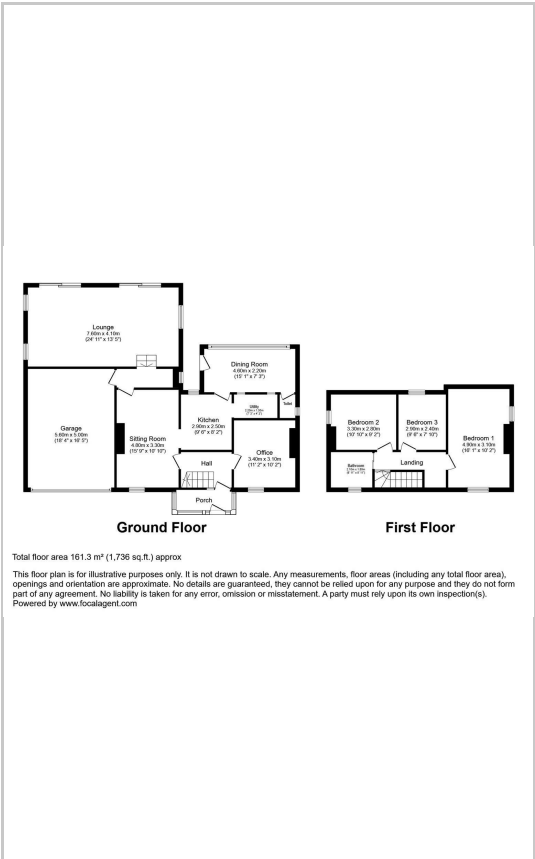
On the ground floor can be found: entrance porch leading to the inner hall and the remaining downstairs rooms, consisting of, office, kitchen, utility, wc, dining room, sitting room and large sun lounge featuring double



## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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