

Cottage from the 1850s offering approx. 90 m² living space on the ground floor + potential to convert approx. 50 m² more in the attic. Requires renovation but can be used as is. Major renovation in the 1990s but needs doing again. Older roof with concrete tiles that will soon need replacing. Water from own well. Drainage to three-chamber septic tank with infiltration (approx. 25 years old). Double garage approx. 45 m² and an earth cellar. Approx. 7,000 m² plot currently being subdivided with a beautiful location and fine views. 3 km to the River Nissan and 6 km to bathing spot at Stora Färgen. Approx. 135 km from Helsingborg.

Video Tour: <https://youtu.be/dtiRq3ZYZ7M>

Price: SEK 875 000 (approx. EUR 81 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5NX5QPK33XVPRGR7FR>

Håknaröd 202 near Hyltebruk is a cottage with origins from the 1850s, offering approx. 90 m² of living space on the ground floor + potential to convert approx. 50 m² more on the upper floor (currently with very old fittings). The house has undergone several alterations and extensions, most recently a major renovation in the 1990s, but most of it needs updating again. However, the house is functional as it stands and can be modernised gradually. The roof on the kitchen entrance is brand new from 2026, as the old one was leaking, and the cosmetic repairs after this in the pantry have not yet been carried out. The roof on the main house is older concrete tiles and will need repairing or replacing in the near future, although it is not currently leaking. The cladding panels were replaced about 10 years ago and need painting, and a few bargeboards require replacement. The windows are coupled double glazing that also need scraping and painting. The electrical system is mixed with newer and older wiring and sockets and includes both old porcelain fuses and some modern circuit breakers with RCD protection. Water is taken from an own well on the plot and drainage goes to a three-chamber septic tank with infiltration approx. 25 years old. Heating is currently provided by direct-acting electric heaters and a wood stove in the kitchen (approved fire safety inspection 2023). In addition, there is an older air-source heat pump (function unknown, likely needs replacing) and a flue pipe stove in the living room (not in use, needs renovation).

The house consists of a kitchen entrance in the extension with vinyl flooring, masonite ceiling and a large wardrobe. Spacious country kitchen with worn laminate flooring, masonite ceiling, older kitchen units, electric cooker with ceramic hob, sink and a Husqvarna enamelled wood stove. The pantry has plenty of shelving and here you can see remnants of a previous damp issue in the ceiling, although the cause has been fixed. Fully tiled bathroom from the 1990s with WC, washbasin, shower, washing machine and a newer water pump with older pressure tank and hot-water cylinder in a cupboard. The living room has laminate flooring (worn), with what are probably old floorboards underneath, and the wide planks are visible in the ceiling. Flue pipe stove that needs renovation before use and the indoor unit of the air-source heat pump. Two bedrooms on the ground floor, the larger with vinyl flooring and built-in wardrobes, and the smaller with laminate flooring and a sliding door connected to the kitchen. The upper floor consists of a landing, two bedrooms with old fittings and an attic room that could also be converted. Ceiling height is approx. 1.90 m on the upper floor, but the inner ceiling can be raised to the ridge for full headroom, and it would also be advantageous to integrate the loft spaces during renovation as they only have thin partition walls. Exposed timber walls in the attic room and loft spaces and plank flooring with vinyl or linoleum on top.

On the plot there is also a detached double garage and outbuilding of approx. 45 m² with sheet-metal roof, electricity connected with 3-phase socket and hydronic heating with an old wood boiler (defective, not in use). The building is well suited as a garage, storage, workshop or hobby space. In addition, there is a classic earth cellar from 1898 with a natural stone vault.

The plot is approx. 7,000 m² (preliminary – the actual plot size will be determined by the land surveyor) and consists of lawn and garden around the buildings and otherwise natural plot with a hill

featuring large oak trees, dry-stone walls and beautiful wide views over surrounding meadows and woodland. The location is peaceful and rural, with only a few neighbours at a suitable distance who are neither visible nor intrusive. The road outside is asphalted but turns into a gravel road shortly after the house, with very light local traffic. A minor country road runs approx. 50 m from the house, but this too has very little traffic. Approx. 3 km to the River Nissan where it widens, with a birdwatching tower, and roughly the same distance to Charlottenlund farm hotel and restaurant. Approx. 6 km to Lake Stora Färgen and Viken's bathing spot. Approx. 9 km to VJ Vilt and restaurant in the forest. Approx. 11 km to Hyltebruk village with most amenities. Approx. 55 km to Isaberg Mountain Resort with ski slopes and many summer activities and roughly the same distance to the Wild West park High Chaparral. Approx. 60 km from Halmstad, approx. 135 km from Helsingborg and approx. 195 km from Malmö.