

Ridge-beam cottage from 1753 that was moved to the site in 1931. The house offers 90 m² of living space, has been continuously renovated since 2017 and is in fine condition. The original section has been preserved, with an extension from 2001 containing the kitchen and bathroom. Self-contained guest cottage of 30 m² from 2024 with its own kitchen and bathroom, suitable for letting or guests (let for SEK 105,000 in 2025). Private water supply and drainage. 1,560 m² secluded plot on the edge of Knäred village, approx. 100 m from the house to Krokån where the Hallandsleden trail passes. Surrounded by Prästaskogen nature reserve.

Video Tour: <https://youtu.be/wbr5EGzkl84>

Price: SEK 2 450 000 (approx. EUR 224 000)

Description: <https://www.oedegaarde.dk/Beskrivning/CMFRITIDSHUS5M4Q8JJC798FVF6G>

Östra Häradsvägen 20 near Knäred is an old soldier's croft in the form of a ridge-beam cottage with origins from 1753. It was moved to this location from Tygared in 1931 and extended in 2001 with a modern outbuilding, so it resembles the open-air museum cottage "Vippentorpet" (which lies approx. 8 km away and is well worth a visit). At the same time the attic was converted into two separate, insulated bedrooms, giving a total of approx. 90 m² of living space today. Internally, the central section and the right-hand outbuilding are fully preserved with exposed timber walls, plank floors and ceilings, the fine alcove beds, built-in cupboards, fitted benches, open fireplace and set oven/baking oven (approved). It really feels like stepping into a living museum with wonderful atmosphere, yet today there is electricity connected and a large roof window in the main room to provide a little more natural light than the single small leaded window. Heating is provided by an air-source heat pump (2017) as well as direct-acting electric heaters and the original set oven in the main room. Water comes from a private well with well house and drainage runs to a three-chamber septic tank with infiltration (2001).

Entrance in the new section is via a small veranda into the kitchen with dining area, laminate flooring, wooden panelling on walls and ceiling, indoor unit of the air-source heat pump, stairs to the upper-floor bedroom, new insulated windows and patio doors, and an exposed timber wall. The kitchen dates from 2017 with ample cupboards, sink, fridge/freezer (2017), new induction hob (2025), mechanical extractor (2023), oven (2017), slimline dishwasher (2017) and fuse box with circuit breakers and RCD. Fully tiled bathroom with underfloor heating from 2001 containing WC, washbasin, shower, plenty of cupboards (with water connections and 80-litre hot-water cylinder), older washing machine and a sauna. Upstairs is a bedroom with wooden floor, wooden panelling on walls and ceiling and space for two single beds or a double bed. The main room/fine room in the central part of the house has wide floorboards, painted planks on the ceiling, a roof window, built-in bench along the wall, built-in cupboards, built-in alcove beds and the original open fireplace and set oven. The main entrance leads into a spacious hall with plank flooring, exposed timber walls, an extra freezer and stairs to the upper floor with a further newer bedroom featuring plank flooring, wooden panelling on walls and ceiling, double bed, roof window and wardrobes. Bedroom or living room in the old section with wide planks on the floor and ceiling with substantial beams, exposed timber walls and built-in alcove beds. Some furnishings and other loose items can be purchased additionally or included according to wishes and agreement with the sellers.

Beyond the house there is a small barn of approx. 35 m² with an older sheet-metal roof (tiles are available if you wish to match the main house) and an attached woodshed. In 2024 a self-contained guest cottage of approx. 30 m² has been created here and has been used for letting (rental income of SEK 105,000 in 2025). It comprises a living room/kitchen/dining area in open plan, fitted up to the ridge with exposed ceiling beams and laminate flooring. Air-source heat pump. The kitchen section has a sink, refrigerator, two-plate hob, microwave and fuse box. Fully tiled bathroom with WC, washbasin, shower, mechanical ventilation and electric heating. Ladder up to a sleeping loft with two

single beds and OSB boards on the floor. Small workshop of approx. 5 m² with separate external entrance. Water connections and the hot-water cylinder for the guest cottage are also located here.

1,560 m² (freehold) natural plot in the forest, approx. 1 km outside Knäred village and approx. 10 m from the boundary to Krokån (approx. 100 m from the house). The plot is triangular with the point reaching down to the stream and is surrounded by mixed woodland. It lies completely undisturbed with no visible neighbours (one holiday neighbour 50 m away but screened by trees and bushes) and no traffic on the gravel road, as cars are no longer allowed on the old bridge over Krokån. A walking trail connected to the Hallandsleden passes through the tip of the plot down by the stream, so it causes no disturbance and offers excellent walking opportunities through the surrounding Prästaskogen nature reserve. The trail also passes the mill in Knäred, which sometimes hosts music events and a café in summer, and continues past Kvarnfallet with picnic/grill area, bathing opportunities and the new footbridge over the stream. The current owners have rented an adjacent area of approx. 5,000 m² (just outside the reserve) for a slightly larger garden behind the house and a small agility course for dogs further down the plot. A similar agreement can be arranged if the buyer is interested. An exceptionally scenic area where you are undisturbed on the plot yet only 1 km from the village with shops, health centre, school, various stores and Flammabadet outdoor swimming pool with camping, canoe hire and fishing opportunities in the River Lagan. The wider area also offers many nature and cultural experiences, with approx. 7 km to the Bollaltebygget cultural reserve and its 17th-century courtyard museum farm, approx. 8 km to "Vippentorpet" open-air museum cottage in the same style as this house, and approx. 9 km to the Hjärnered lakes with canoe hire, free camping, walking trails and bathing spots. Several other nature reserves are nearby, including Rönö and Mästocka heath. Approx. 30 km to the sea and Mellbystrand and to Vallåsen ski slope with Bike Park in summer, and to Kungsbygget Adventure Park with zipline, summer toboggan run, climbing wall etc. Approx. 80 km from Helsingborg and approx. 135 km from Malmö.