

Cottage with origins from around the 1880s offering approx. 125 m² in generally good condition. Ceiling height approx. 1.90–2 m, variable. Heating with an air-source heat pump from 2020, direct electric heating, open fireplace with an efficient insert and a wood stove in the kitchen. Water from a drilled well and drainage to an approved mini treatment plant. Outbuilding approx. 25 m² with insulated workshop, tool room, woodshed and outside toilet. Greenhouse. 3,470 m² natural plot with a beautiful view over meadows and deciduous woodland. No visible neighbours and no traffic. Approx. 8 km to a bathing place at Björsjön and approx. 87 km from Helsingborg.

Video Tour: <https://youtu.be/TQWYX8p7VxQ>

Price: SEK 1 795 000 (approx. EUR 161 000)

Description: <https://www.oedegaarde.dk/Beskrivning/OBJ5PGKPWW33XVDMLN7FC>

Sibbalt 4 near Knäred is a charming cottage from the mid/late 1800s offering approx. 125 m² of living space. The house has been continuously renovated and is in generally good condition, although there is some cosmetic renovation one can choose to do over time. As in many older torps, floors and door openings are not completely straight, and the ceiling height varies from approx. 1.90–2 metres at the lowest points under the beams and somewhat higher on the relatively newly fitted-out upper floor. The house has been newly painted externally and has good coupled double-glazed windows. On the roof there is a good metal roof that is approx. 20 years old. Chimney and fireplaces are regularly inspected and approved by a chimney sweep, with a fire-safety check carried out in 2026. The house has fibre connected with an active subscription. The electrics have been updated with circuit breakers, an RCD and a 20A main fuse. Air-source heat pump from 2020, and in addition there is direct electric heating, an open fireplace with an efficient insert in the living room and a wood stove in the kitchen. A SolarVenti solar collector provides extra ventilation and there are plenty of fresh-air vents in the house. Water from a private drilled well of approx. 60 m from 2016. Good and plentiful water with no need for a filter. Drainage to a mini treatment plant from Watersystems with a service agreement and service every other year. The house also has an active alarm system and is mouse-proofed. There are smoke alarms and a fire extinguisher.

The house consists of a small entrance with older vinyl flooring, timber panelling in the ceiling and a fuse box. Large storage room or possible bedroom with old vinyl flooring, older wallpaper and soft hardboard in the ceiling. The room is currently used for storage with shelves but could easily be used as a bedroom if needed. The living room is spacious with painted wooden flooring, timber panelling and beams in the ceiling, a sofa bed, dining area, the indoor unit of the air-source heat pump and a large open fireplace with an efficient insert (approx. 8 kW), SolarVenti solar collector and a staircase to the upper floor. Bedroom with older vinyl flooring, wallpapered walls, two single beds and celotex and exposed beams in the ceiling. A passage leads to the smaller attached entrance on the other side of the house. The bathroom is older but completely newly painted in 2026 and functions well with WC, washbasin, shower and hot-water cylinder. The surfaces consist of boards on the floor and lining paper with wet-room paint on the walls, plus a shower with a tray. The kitchen is a pleasant country kitchen with painted wooden flooring, beams and timber panelling in the ceiling and space for a dining table. Here there is also a sink, fridge/freezer (2023), electric cooker with ceramic hob in an old style (approx. 2023), ample cupboards and a fine old Norrahammar 627 wood stove (approved). The upper floor was fitted out about 10 years ago and has wide floorboards and timber panelling in the ceiling. Here the ceiling height is around 2.10 metres in the centre. First there is a very spacious landing room with a single bed and space for play, games or a TV corner. Then follow two bedrooms, one with a single bed and one with two single beds, both with ventilation, electric heating, wooden flooring and timber panelling in the ceilings. There is also space for double beds in the bedrooms if desired. The chimney on the upper floor needs plastering/painting, but it is purely cosmetic. Most furniture and other loose items can be purchased additionally or included according to wishes and agreement with the seller.

Beyond the house there is an insulated outbuilding of approx. 15 m² that is used as a workshop but could be fitted out as a guest room if needed. There is electricity, electric heating and simpler internal surfaces. At the rear there is an attached woodshed of approx. 10 m². Here there are also storage spaces and an older outside toilet. Roof water from the outbuilding is led to a small pond on the plot. There is also a greenhouse or orangery and a fenced growing area with apple trees.

3,470 m² (freehold) garden and natural plot on a closed gravel road with no through traffic and no visible neighbours. The plot is surrounded by stone walls and has a view over meadowland and mainly deciduous woodland. Large freestanding terrace of approx. 30 m² that is approx. 10 years old and sits with a fine view over the surroundings. The location gives a tangible calm and a sense of seclusion with approx. 100 m to the nearest neighbour. On the neighbouring farm the documentary film "Kokvinnorna" was filmed from 2011. Wind turbines exist in the area with approx. 1.5 km to the nearest one, which, however, can neither be seen nor heard from the house and does not disturb. In the surrounding area there are plenty of nature experiences with approx. 2 km to Krokån, approx. 4 km to the Bollaltebygget cultural reserve with a courtyard museum farm with origins from the 1600s and approx. 7 km to Knäred with shops, Prästaskogen Nature Reserve with walking trails, Kvarnfallet in Krokån and the outdoor pool Flammabadet with camping. Approx. 8 km to a fine bathing place at Björsjön near Mästocka, where there is also a large nature reserve with heathland. Approx. 14 km to the Hjärnered lakes and "Härliga Hjärnered" with several bathing places, canoe hire, walking trails and the Vippentorpet museum farm with a waffle café in summer. Approx. 37 km to Halmstad and the sea. Approx. 87 km from Helsingborg and approx. 145 km from Malmö.