



Holters

Local Agent, National Exposure

5 Border View, Beguildy, Knighton, Powys, LD7 1YG

Offers in the region of £175,000



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A 3 bedroom, semi-detached house situated on edge of a popular village, surrounded by beautiful countryside and available with no upward chain.

Key Features

- Semi-Detached House
- 3 Bedrooms & 2 Reception Rooms
- Edge of Village Position
- Distant Views Across Adjoining Countryside
- Low Maintenance Side & Rear Gardens
- Additional, Detached, Sizeable Garden/Allotment
- Available with No Upward Chain
- Well Maintained Accommodation
- Private Off Road Parking
- Walking Distance from Village Pub & Shop

The Property

5 Border View is a well maintained, 3 bedroom, semi-detached house found on the edge of the popular rural village of Beguildy, which sits within the scenic Teme Valley surrounded by beautiful countryside and rolling hills as far as the eye can see and close to the Welsh/English border.

Built in 1976 and set within a small development of similarly aged and sized properties, 5 Border View is a spacious, 2 storey house, which has been lovingly maintained and improved by the current owner over the past 22 years and recently includes new UPVC double glazed windows ensuring a warm and comfortable environment all year round. Available to purchase with no upward chain, outside the property also benefits from off road parking

and low maintenance side and rear gardens, which back directly onto countryside. The property from both inside and out enjoys distant views across the surrounding fields. In addition, 5 Border View has a lawned front garden and the unique feature of a detached, sizeable garden found to the right side of the property, which could be used as working garden/allotment.

Rural, but by no means isolated, Border View lies alongside the B4355, which runs from the nearby town of Knighton to Dolfor where it joins the A483 just outside the largest town within the county, Newtown. For all those day-to-day essentials the property is also conveniently situated approximately 300 yards from the village shop and the well-regarded public house, The Radnorshire Arms.

Inside, an entrance hall has stairs off rising to the first floor accommodation, while separate doors lead into the living room and the downstairs W.C. Located under the stairs finds the 'Warmflow' boiler. The living room is a light and airy room owing to a large window to the front and a focal point in the shape of a fireplace. An opening leads straight into the kitchen diner, which has ample space for set of table and chairs and a door opening out to the rear courtyard garden. On the first floor, a

landing area gives way to the 3 bedrooms and the bathroom. All 3 bedrooms enjoys distant countryside views.

The Location

5 Border View occupies an idyllic village setting within Beguildy nestled towards the head of the the picturesque Teme Valley. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits. Continuing past Ivy Cottage and up Church Lane you soon approach Crown land at the top of the hill which offers stunning open countryside and breathtaking views. A protected nature reserve the Crown land offers the chance to see a variety of wildlife and is an excellent spot for bird watchers and nature enthusiasts.

Beguildy is a close knit and friendly community and embraces the 'laid back', tranquil lifestyle. The village offers useful facilities to include a post office/village shop, church (St Michaels), remains of the former Beguildy Castle for any history lovers and the central hub of the village, the public house (The Radnorshire Arms,



which by the way does fantastic food). Further recreational and educational facilities are available in Knighton (8 miles south-east) and the largest town in Powys, Newtown (13 miles north-west). Both offer an excellent range of independent retailers and a number of supermarket chains. A variety of dining establishments and public houses, a host of community clubs and societies and useful transport links via bus and railway stations. The market town of Newtown and the border town of Knighton both offer a vast array of retail, educational and recreational amenities including football, rugby, tennis, running and golf clubs as well as sport leisure centre, swimming pools, a running track and gymnasiums. Close to Beguildy are the neighbouring villages of Felindre, Dutlas, Lloyney, Heyope and Knucklas.

Services

We are informed the property is connected to mains water and electricity. Drainage via a shared Bio disc treatment plant which is maintained by Powys County Council.

Heating

Oil fired central heating.

Council Tax

Powys County Council - Band C. Charge for 2023/24 is £1,689.17.

Tenure

We are informed the property is of freehold tenure.

Nearest Towns

Knighton - Approximately 8 miles
 Clun - Approximately 9 miles
 Newtown - Approximately 13 miles
 Bishops Castle - Approximately 13 miles
 Presteigne - Approximately 15 miles

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 25MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

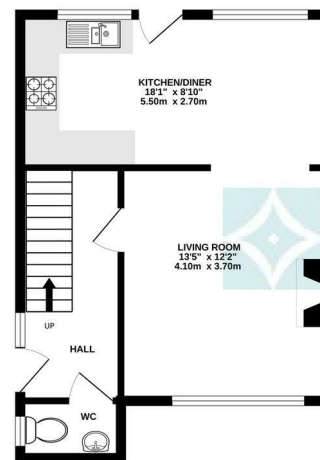
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
 Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendor or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

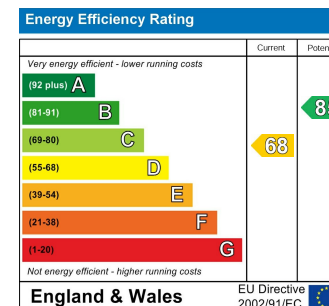
GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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