



Holters

Local Agent, National Exposure

Green Meadows, Bwlch-Y-Plain, Knighton, Powys, LD7 1RE

Offers in the region of £485,000



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There is no place like the green, green grass of home! Green Meadows is a beautifully presented, detached house offering 4 double bedrooms, 4 reception rooms, sizeable gardens, a 2 storey out-building/workshop and stunning countryside views! Do not worry, it is not unusual to fall in love at first sight. Could this be the perfect family home?!

Key Features

- Executive, Detached House
- 4 Double Bedrooms
- 4 Reception Rooms & 2 Bathrooms
- Beautifully Presented Accommodation
- Recently Installed Kitchen
- Ample Off Road Parking & Integral Garage
- Detached, 2 Storey Out-Building/Workshop
- Sizeable, Landscaped Gardens
- Stunning Countryside Views
- Semi-Rural Position, Approx. 4 Miles from Knighton
- *Virtual Tour Available*

The Property

Green Meadows is a beautifully presented, detached house found in the semi-rural hamlet of Bwlch-Y-Plain, which is just outside the village of Lloyney within the picturesque Teme Valley, approximately 4 miles from the popular market town of Knighton (Tref-y-Clawdd), which lies directly on the Welsh/English border.

Set in an elevated position nestled into the side of Goytre Hill, enjoying stunning, far-reaching countryside views, Green Meadows was originally built circa mid 1980's and offers spacious accommodation across 2 floors to include 4 double bedrooms, 4 reception rooms and 2 bathrooms. The property presents a pleasant blend of traditional and contemporary features from UPVC double glazed windows and an electric garage door, to fireplaces, wood-burning stoves and exposed timber beams, just to mention a select few. The property also has the addition of a recently installed, top of the range kitchen complete with an 'Aga' stove and Quartz worktops. The hub of the property, the kitchen is open-plan with the living room and dining space, while double doors open out to a south-facing decking area. The perfect place to enjoy that morning coffee! For those looking to work from home, there is a useful study/hobby room and fibre broadband is available with up to 900MB download speed. Outside, the property presents ample off road parking, an integral garage, sizeable, landscaped gardens to all sides and the added bonus of a detached, 2 storey

out-building/workshop (6.7m L x 5.7m W),

Inside, the accommodation is made up of an entrance porch, hallway with stairs rising off to the first floor, a sitting room, the open-plan kitchen/living room/dining area, a rear conservatory, the utility room, a downstairs W.C and a useful study/hobby room. On the first floor, a landing area gives way to the family bathroom and all 4 double bedrooms. Bedroom one has the benefit of a private en-suite shower room, while bedroom three has a unique walk-in dressing room off, which could potentially be converted into a further en-suite if required. All of the bedrooms enjoy fantastic views over the surrounding countryside.

Outside the property is approached over a quiet, country lane and a private tarmac driveway providing parking for numerous vehicles, which leads to the garage. Worthy of particular note, the gardens have been beautifully landscaped and are stocked throughout with mature shrubs, specimen trees, flowered beds and hedged borders. The front garden is largely laid to lawn, while a brick paved pathway leads through timber arches to a delightful wooden gazebo located in the top corner of the garden, which overlooks the house. To the right side of the house finds a gravelled area and the incredibly useful out-building/workshop (6.7m L x 5.7m W), which has power and lighting, a second floor, double doors allowing a larger rear access and further lean-to storage. The rear garden is split-levelled. Directly at the back of the house are decked and paved seating areas, as well as a decorative pond. The lower tier offers a small orchard and a lawned/grassed area, which currently serves chickens and ducks. A gate from the lower tier/back of the out-building opens to the lane/track.

Whether you are looking for a quiet residence to retire to, worlds away from the hustle and bustle of city life, or perhaps a larger property for your growing family, you can be sure that by purchasing Green Meadows you will have acquired a superb house, which is simply ready to move straight into and start calling "home"!

The Location

If you are looking for a rural retreat without the headache of being too far from town, this property offers the best of both worlds with the border town of Knighton found less than 4 miles away with its vibrant main street hosting a variety of local groceries, retail shops and family run businesses. Overall Knighton offers a good amount of facilities and services including a butchers and a supermarket, a primary school, a railway station, a post office, a bank, a variety of sports clubs which includes a golf course, a builders merchants, regular bus routes, a selection of public houses, cafés and restaurants, a leisure centre, a livestock market, bakeries and a library.

The town features a fortnightly 'farmers market' at the local community centre and also benefits from having a thriving artistic community including The Writers Group, a number of painters, art galleries, potters, craftsmen and a light entertainment society. Still a thriving market town spearheaded by local organisations, Knighton is a peaceful town offering breath taking, picturesque scenery and fully accommodates the laid back, relaxed lifestyle that many potential purchasers will be looking for. Described as the 'The Gateway to Wales' this market town is situated on the English/Welsh border. Mostly in Powys, partly in Shropshire it lies on the River Teme and is surrounded by hills giving the traveller a glimpse of the more remote areas accessible nearby.

The town's Welsh name is Tref-y-Clawdd meaning "Town on the Dyke". This is a reference to Offa's Dyke, which runs through the town, built by the Saxon King of Mercia to define his border with Wales. Every year hundreds of tourists and walkers visit the Dyke (which in its entirety runs from Prestatyn to Chepstow) and the Offa's Dyke Centre adding a real vibe to the town during the Spring, Summer and Autumn months. While here, other attractions that visitors to the town often call upon is the famous Space Guard Centre, which offers people the



chance to view the wonders of the universe in a fun and understandable way while also raising public awareness of the threat of asteroid and comet impacts and the ways in which they can predict and prevent them. Larger towns near to Knighton are the medieval market town of Ludlow, 16 miles East, and the Victorian Spa town Llandrindod Wells, 19 Miles South West. Both are easily accessible via road or rail links and offer further recreational, educational and leisure facilities.

Heating

Oil fired central heating and 2 wood-burning stoves.

Services

We are informed the property is connected to mains water and electric. Private septic tank drainage.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band G. Charge for 2024/25 is £3,417.53.

Nearest Towns/Cities

- Knighton - Approximately 4 miles
- Presteigne – Approximately 11 miles
- Kington - Approximately 16 miles
- Bishops Castle - Approximately 13 miles
- Newtown - Approximately 18 miles
- Llandrindod Wells - Approximately 22 miles
- Ludlow - Approximately 23 miles
- Builth Wells - Approximately 30 miles
- Hereford - Approximately 35 miles
- Shrewsbury - Approximately 35 miles

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of up to 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Directions

From Knighton's town centre proceed up Broad Street passing the iconic clock tower and continue along the road for approximately 0.25 miles before taking the right hand turning onto the B4355 towards Newtown. Continue along this road for approximately 3.5 miles and as you enter the village of Lloyney take the left hand tuning, which is signposted Bwlch-Y-Plain just after the 40 mph sign. Proceed up this lane for approximately 400 yards and when the road forks bear right and Green Meadows is the 4th property on the left, located at the top of the lane.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

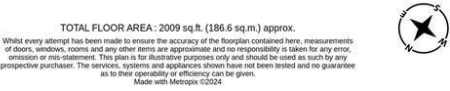
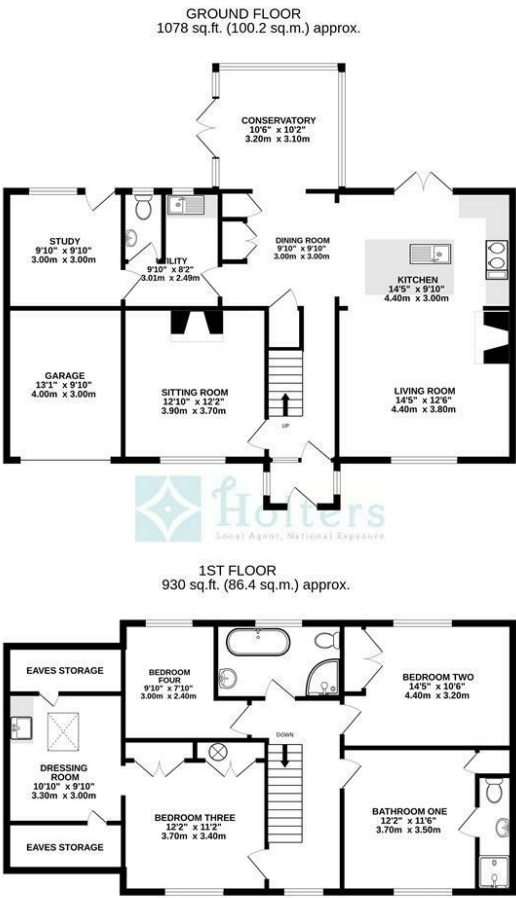
In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

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 vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

What3Words

The What3Words for the property is 'splashes.respected.topical'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

