



Holters

Local Agent, National Exposure

**Dolwen, Beguildy, Knighton, Powys, LD7 1YG**

**Offers in the region of £395,000**



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## Dolwen, Beguildy, Knighton, Powys, LD7 1YG

JUST LOOK AT THAT REAR GARDEN & THOSE VIEWS! A unique, beautifully presented, 4 bedroom, detached house offering 2 reception rooms, 2 bathrooms, ample parking, a garage and landscaped gardens, located in the popular village of Beguildy.

### Key Features

- Detached House
- 4 Bedrooms & 2 Bathrooms
- 2 Reception Rooms
- Kitchen Diner & Useful Utility
- Beautifully Presented Accommodation
- Sizeable Landscaped Gardens
- Distant Views Across Adjoining Countryside
- Ample Parking & an Integral Garage
- Popular Village Location
- Approx. 250 Yards from Village Pub & Shop

### The Property

Introducing Dolwen, which is a beautifully presented, one-of-a-kind, detached house found within the popular rural village of Beguildy, which sits within the scenic Teme Valley surrounded by glorious countryside and rolling hills as far as the eye can see and close to the Welsh/English border.

Built in the late 1970's by the previous owners, Dolwen has been upgraded and lovingly maintained by the present vendors over the past 5 years. Oozing quality throughout, this spacious, split levelled house offers 4 bedrooms, 2 reception rooms, a kitchen diner, a useful utility and a downstairs W.C, plus ample storage. Outside, there is parking for numerous vehicles, as well as an integral garage. The sizeable, wrap-around gardens are beautifully landscaped, while at the rear fantastic, panoramic views are enjoyed across the adjoining Powys & Shropshire countryside.

Rural, but by no means isolated, Dolwen 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 250 yards from the the village shop and the well-regarded public house, The Radnorshire Arms, which offers wonderful home cooked meals as well as a wide selection of locally produced ales and ciders. Well connected, Newtown is 13 miles North-West, while the border town of Knighton is just 8 miles South-East. Slightly further field lies the historic town of Ludlow, which is 25 miles east.

Inside, the accommodation is made up of an entrance hall, shower room, fourth bedroom/study, living rooming with French doors opening out to the rear patio, a dining room with sliding doors leading out to the side garden, the kitchen diner, a rear hall, W.C and a useful utility room, which again has a further door to the rear garden. On the first floor, a landing area gives way to 3 double bedrooms and the modern bathroom. Doors off both bedroom three and the bathroom open to sizeable and incredibly useful storage cupboards.

Outside, Dolwen offers private parking over a gated, resin laid driveway for up to 6 cars. There is also an integral garage, which houses the boiler. Overall, there are well-defined fenced and hedged borders. The frontage has lawned and gravelled sections for ease of maintenance as well as mature specimen trees. The right side garden is largely laid to lawn, while the left side is paved and gravelled with doors allowing access back into the property. The 2 tiered rear garden is worthy of

particular note and presents stunning views across the surrounding countryside. The upper tier, which adjoining the house is paved and poses as the perfect spot to relax/entertain within the warmer months of the year, while the slightly lower tier is mainly laid to lawn, with a variety of mature shrubs, flowered and raised beds and also has a useful garden shed.

### The Location

Dolwen 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 up nearby 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. Private septic tank drainage.

#### Heating

Oil fired central heating and a wood-burning stove.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Powys County Council - Band E. Charge for 2024/25 is £2,438.36.

#### 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.

#### Nearest Towns/Cities

Knights - Approximately 8 miles  
 Clun - Approximately 9 miles  
 Newtown - Approximately 13 miles  
 Bishops Castle - Approximately 13 miles  
 Presteigne - Approximately 15 miles  
 Ludlow - Approximately 25 miles

#### What3words

refrained.alongside.dumpy

#### Wayleaves, Easements and Rights of Way

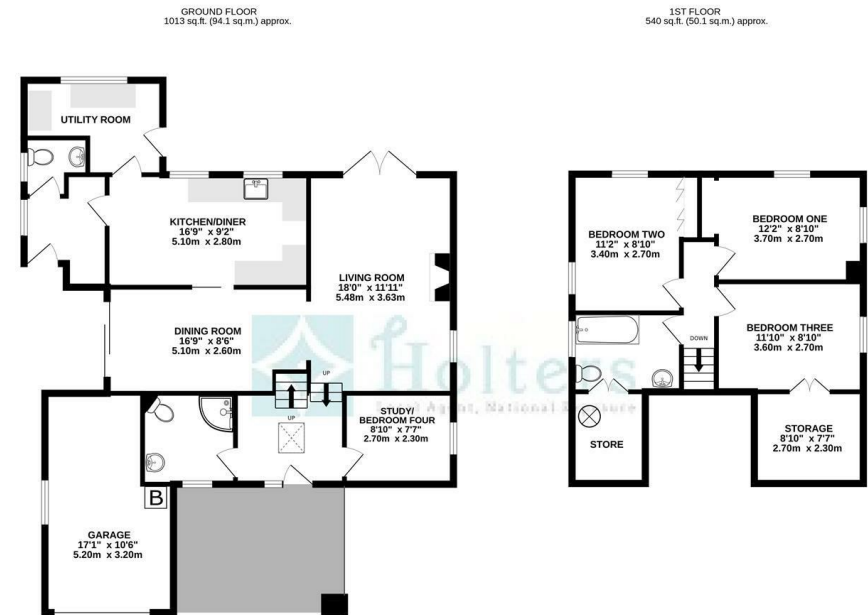
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### 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.



TOTAL FLOOR AREA: 1553 sq.ft. (144.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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