



Wisteria House, Buttington, Powys SY21

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# Wisteria House, Buttington

Powys **SY21**

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Wisteria House is situated in the village of Buttington which benefits from amenities including a public house and a church as well there being two primary schools nearby in the neighbouring villages of Trewern and Leighton. The property is located approximately 2.3 miles from the market town of Welshpool where a comprehensive range of services can be found including supermarkets, cafes, shops, a number of schools and a leisure centre. Welshpool also has a train station which provides good transport links meaning both Birmingham and Aberystwyth are accessible within under two hours. The larger towns of Shrewsbury and Chester are approximately 17.5 and 41 miles away respectively.

## Directions (Postcode SY21 BSX)

From Welshpool take the A458 towards Buttington. Proceed past the Green Dragon and continue along the straight and there will be a large house on the right at the end of the straight (Garth Derwen). Between Garth Derwen and Borderstones there is a large entrance to a driveway on the right, between two hedges, take this turn and the gates to the property are on the left. From the A5 at Shrewsbury follow the A458 for 12.7 miles and the entrance to the property will be on your left.

Agents Note: Planning permission for a detached garage (Application: 19/0968/HH). Electric cable point ready for EV charger to be installed in gravel driveway.



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EPC

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## Wisteria House

Wisteria House is a unique and charming Georgian property that has been extensively renovated throughout, allowing for a bespoke design led home. Views to the rolling Mid Wales hills can be enjoyed and long country walks from the back door.

The ground floor hosts a fabulous bespoke high specification kitchen with quartz carrera marble-style counter tops, along with oak flooring. A nearby utility room provides further storage and countertop space. Adjoining the kitchen, the sitting room has a unique hand-carved Bolection limestone fireplace, with French doors that open to the garden and terrace.





Two generous bedrooms complete the ground floor accommodation, both served by beautifully finished ensuite bathrooms with Burlington fittings. The bedroom to the front of the house looks over the gardens and has impressive, vaulted ceilings with a mezzanine level ideal for reading or a home office.

A first-floor bedroom has far reaching views, with a large bathroom including a William Holland polished nickel rolltop bath situated underneath the window with views up to the hills.

Recent plumbing and wiring upgrades have been undertaken, with LED downlights on dimmers and multiple Sonos speakers fitted throughout.











## Gardens and Grounds

The house is complemented by a garden perfect for entertaining with 220sqm of slate terraces wrapping around the house with two separate dining spaces nearby and many other seating areas with views of the professionally landscaped gardens and hills beyond. The house is approached by newly installed automated electric gates and has parking for at least three cars on a gravel driveway.

The Garden room provides an ideal outbuilding situated within the garden grounds which could be used as a home office, gym or entertaining space. It includes a fitted handmade wood kitchen with white Corian worktop, Porcelain marble-style tiled floor with electric underfloor heating.



# Wisteria House, Buttington, Welshpool SY21 8SX

## Property Information

Services: Mains water and electricity. Private drainage system.

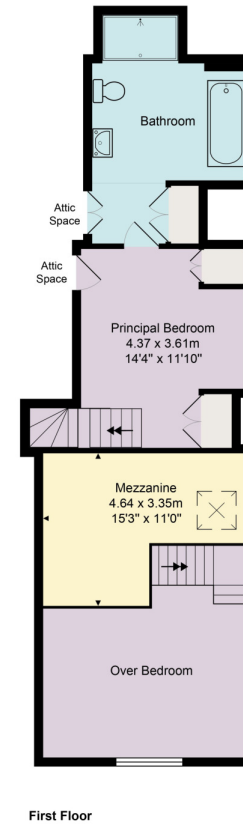
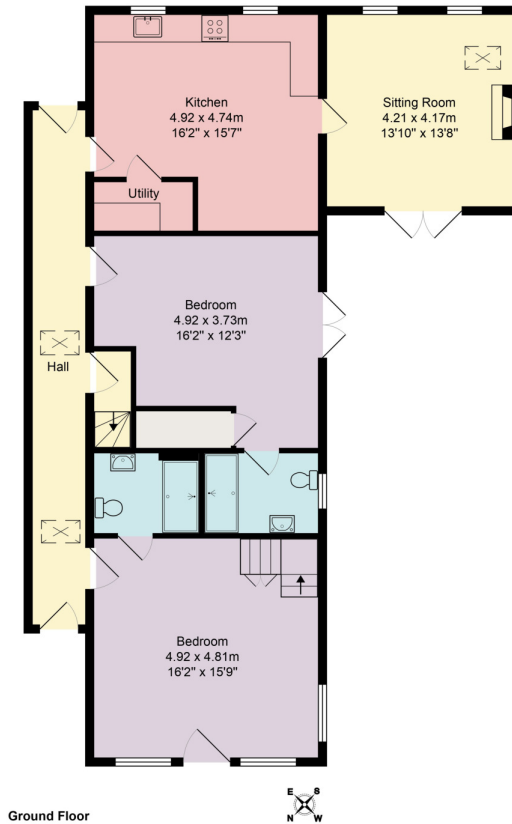
Oil fired central heating.

Council tax: Band E

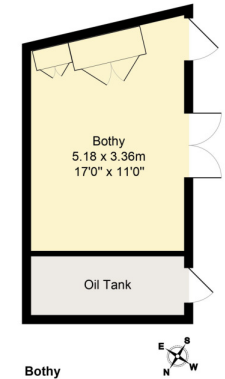
Local Authority: Powys County Council

## Leasehold

The property is leasehold, with an unexpired residue of 604 years, however neither the original lease terms nor the freeholder are known. The seller will therefore provide indemnity insurance in respect of the leasehold title to the full value of the property.



Approximate Gross Internal Floor Area  
Main House = 141 sq m / 1517 sq ft  
Bothy and Oil Tank = 20 sqm / 215 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated July 2020.

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