



Holters

Whitegates, Tregynon, Newtown, SY16 3PG

Offers in the region of £750,000



Holters
Local Agent, National Exposure

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Open the Whitegates to your future home. This fantastic 4 bedroom rural property overlooking the popular village of Tregynon comes with countless added bonuses; a beautifully presented 3 bedroom annexe, multiple outbuildings, large gardens areas for both the main house and annexe, approx. 10 acres of pasture land and sensational panoramic views. An absolute must-see!

Key Features

- Character Family Home
- 4 Bedrooms
- 4 Reception Rooms
- Spacious, 3 Bedroom Barn Conversion/Annexe
- 10 Acre Small Holding (Approx.)
- Well maintained gardens
- Spectacular Rural Views
- Games Room & Bar
- Outbuildings and Workshops
- Desirable Location Overlooking Tregynon & 5 Miles From Newtown
- Ideal for Multi-Generational Living

The Property

Whitegates is a spacious family home brimming with character and original features. From the enclosed entrance porch you enter an inviting farmhouse kitchen with space for a range cooker. The kitchen leads into 4 further reception rooms including a lounge, family dining room, sitting room and living room. The sitting room, with log burner, is situated in the former 'rent office' of the historic, neighbouring Gregynog Estate. The ground floor also benefits a downstairs toilet and useful utility room. Moving upstairs there are 3 large double bedrooms, one small single bedroom and a family bathroom with bath and separate shower. You are reminded of the enviable setting

Whitegates occupies with breathtaking views around every corner.

The 3 bedroom Annexe can be accessed either by private front entrance or through a link corridor connected to the main house. The annexe was converted from former barns in 2006 and has been modelled to an extremely high standard throughout. The modern and oak finishings combined with the original beams that run through the annexe create a light-airy space which compliments the original features and heritage of the building. Downstairs there is a generous kitchen with adjoining utility room, this opens into the dining room with French doors out to the annexe's private patio. The sitting room has further French doors overlooking the valley and its own log-burning stove. There is an additional reception room which would make the ideal study or playroom, alternatively if using the property as a holiday let this could offer a fourth bedroom and could make use of the adjoining downstairs shower room. Upstairs are 3 well-proportioned bedrooms, a family bathroom and a gallery landing.

Whitegates sits within a parcel of land totalling approximately 10 acres including 3 fields which are currently rented by a local farmer as grazing land (an arrangement that can continue if desired). There is a large lawned garden with south facing aspect and additional patios, a decked seating area and a rockery. Both properties enjoy ample off-road parking and there is further hard-standing around the corner so whatever vehicle you fancy tinkering with, from campervan to tractor, there is space for it here! Adjacent to the front of the property is a

further parking area/parcel of land.

The outbuildings are currently being used as workshops and storage space but have previously housed livestock and could easily revert to this function for anyone wishing to use the land for their own smallholding or equestrian interests. The out-buildings are usefully connected to power, lighting and water.

A write-up of Whitegates would not be complete without mentioning your very own village pub! In 2020, the current owners converted part of the outbuildings into this unique, entertaining space, complete with bar, games room and oil fired stove to sit in front of.

Whitegates is an extremely versatile property and the possibilities for how it could be enjoyed are endless. From the perfect setting for multi-generational living to a business opportunity with holiday-let accommodation and space for home-working. Peacefully located in a rural setting and surrounded by glorious countryside, it is hard to believe the popular, market town of Newtown is conveniently found within approximately 5 miles of the property.

The Location

Whitegates occupies an idyllic setting overlooking the popular village of Tregynon in the heart of the beautiful Mid Wales. 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.

Tregynon is a close knit and friendly community which embraces the 'laid back', tranquil lifestyle and sits alongside the B4389 between the small town of Llanfair Caereinion (6 miles north) and much larger town of Newtown (5 miles south). The village offers useful facilities to include a church, a primary school, garage, shop, post office and a village hall which hosts a number of active social groups and clubs throughout the year.

Tregynon is also home to the Gregynog Estate. There has been a Hall at Gregynog since the 12th Century. The current Hall which is around 150 years old was home to the renowned Davies sisters. The sisters lived at Gregynog from 1924, and turned it into an important centre for music, the arts and fine printing. They decorated it with their priceless collection of paintings by Renoir, Monet, Cezanne and many others. These works now hang in the National Museum of Wales in Cardiff but many lesser known pictures and some fine prints and pieces of sculpture remain at Gregynog.

The Estate is now open as a Events venue and the Grounds, comprising of 750 acres, a National Nature Reserve, as well as Grade 1 Listed gardens, café and gift shop are open to the public and extremely popular with dog walkers, heritage lovers and families.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Whitegates House: Powys County Council - Band E

Whitegates Annexe: Powys County Council - Band D

Services & Heating

The house benefits from an air-source heating system installed in 2024. There are also 16 solar panels. The annexe has oil fired central heating. The property is connected to mains water and private drainage.

Broadband

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

What3Words

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Nearest Towns/Cities

Newtown - Approx. 6 Miles

Llanfair Caereinion - Approx. 6 Miles

Welshpool - Approx. 13 Miles

Llanidloes - Approx. 19 Miles

Machynlleth - Approx. 29 Miles

Shrewsbury - Approx. 30 Miles

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.

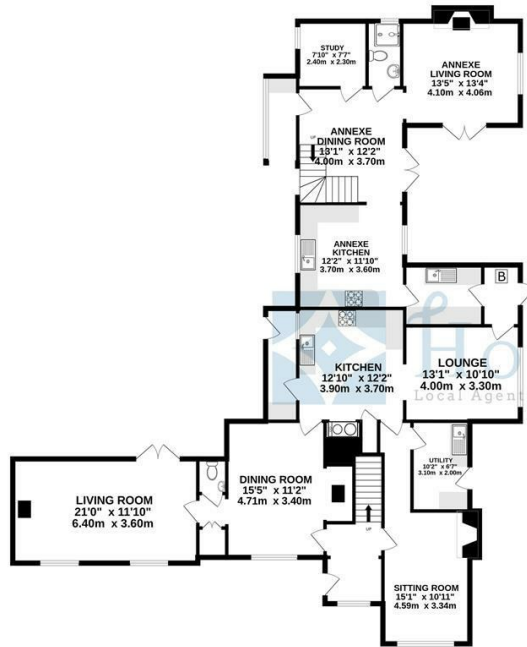
Consumer Protection

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.





GROUND FLOOR
1835 sq.ft. (170.5 sq.m.) approx.



1ST FLOOR
1228 sq.ft. (114.0 sq.m.) approx.

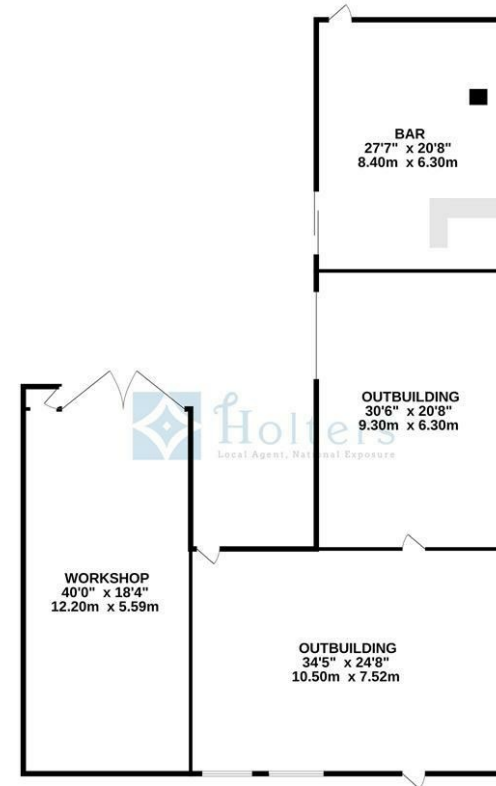


TOTAL FLOOR AREA : 3063 sq.ft. (284.5 sq.m.) approx.

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 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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OUTBUILDINGS
2790 sq.ft. (259.2 sq.m.) approx.



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