



Holters

Local Agent, National Exposure

The Sycamores, 3 Severn Close, Caerhowel, SY15 6JE

Offers in the region of £545,000



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Kenneth Graham wrote in Wind in the Willows:

"Then some day, some day long hence, jog home here if you will, when the cup has been drained and the play has been played, and sit down by your quiet river with a store of goodly memories for company."

And at this beautiful, detached family home, just a stones from the market town of Montgomery, you can do just that....

Key Features

- Fantastic Detached Home
- Immaculately Presented
- 4 Double Bedrooms
- Kitchen / Breakfast Room with Adjoining Utility
- Dining Room
- Family Bathroom, Ensuite Shower & Downstairs WC
- Beautiful Large Garden
- Double Garage
- Ample Off Road Parking
- Private River Access
- Countryside Views
- Village Location near the popular town of Montgomery

The Property

The Sycamores is a wonderful detached family home that stands in an elevated position overlooking the river Severn and beautiful countryside beyond. Located in a quiet cul-de-sac, it is surrounded by generous gardens on all sides providing a spacious and tranquil feel when at the property.

Built circa 1990, the property benefits from 4 double bedrooms, 3 reception rooms, 2 bathrooms and a downstairs toilet, extensive gardens, parking for numerous vehicles as well as a double garage and stunning views!

Inside the accommodation spans across 2 floors. As you enter the house you step into an impressive entrance hall with high ceilings looking up towards the spacious, gallery landing. From the hall you have access to all of the accommodation. The large sitting room to your left extends the full length of the property and is double aspect with a window overlooking the front gardens at one end and patio doors with beautiful views of the rear garden. There is a gas-fired coal effect stove as a focal point to the room and the original chimney breast is intact therefore the open fire could be restored or multi-fuel burner installed.

The next room off the central hallway is the family dining room which again benefits from

wide patio doors opening onto the rear garden; excellent for alfresco dining, entertaining and barbecues.

The Kitchen / Breakfast room is yet another light and spacious room – the current owners installed a window spanning the width of the room making the most of the views. The kitchen has cupboards and counter-space spanning three sides, with an induction hob, integrated double oven / grill / microwave & fridge. There is space for a generous family dining table and a small built-in pantry. From the kitchen a door to leads the tiled utility room with fitted wall and base cupboards, space for a washing machine, tumble dryer & fridge/freezer and external door accessing the garden and patio area to the side. A second door accesses the double garage which can be utilised as a workshop or store. The ground floor also benefits from a downstairs toilet.

Moving upstairs, the master bedroom includes a large, fitted wardrobes & dressing table, views over the river and an ensuite shower room. The three further bedrooms are all double bedrooms, two of which also include fitted wardrobes. There is a lovely family bathroom with corner bath, walk-in double shower unit, WC and washbasin.

The property is surrounded by the impressively large garden which really does deliver the wow factor and includes multiple lawned areas, patios, a timber arbor & summer house, a small ornate pond currently home to fish, a gravel driveway with space for up to 8 cars and established trees. The rear garden is enclosed on all sides by fences and privet hedges offering both privacy and security for younger family members and pets. At the bottom of the garden, you will find the privately owned pathway leading down to the banks of the River Severn – a very special addition for any nature lovers.

This has been a truly beloved family home for

the past 27 years; it is immaculately presented and has been maintained to the highest of standards throughout and it is sure to impress all who view!

The Location

Caerhowel is a lovely village situated in the Welsh Marches, an area which has long attracted visitors due to its rich historical significance and stunning natural beauty. Caerhowel is nestled between the popular market town of Montgomery and Garthmyl home to the renowned Nag's Head Inn. The village benefits from a vibrant community spirit and a village pub. The River Severn which traverses the village is crossed by the famous Pont Caerhowel - designed by Thomas Penson it is one of only 22 Grade II listed bridges in Wales. Caerhowel is just one mile from the A483 a main visitor route into Mid Wales, connecting you to Shrewsbury and the Midlands to the east and Aberystwyth, Snowdonia and the beautiful Welsh coast to the west.

Neighbouring Montgomery with its medieval street layout, imposing Town Hall, mix of Georgian, Victorian and timber framed buildings and an active and generous community, it's a place where time seems to stand still. The town benefits from a range of local services including a post office, general store, tearooms, pubs, a hotel, medical centre, library, activity centre, primary school, church, and chapel - not forgetting the famous hardware store Bunners. The Georgian Town Hall is the focus of the town's programme of events and is the venue for the Thursday market and Saturday coffee mornings.

The town is home to numerous volunteer groups, clubs and societies offering sport, gardening, dance, singing, wellbeing activities and more. Youngsters can take part in Cubs, Brownie and Guide groups while older residents enjoy regular gatherings hosted by the Luncheon Club and Chatterbox. This is a town that appeals to all generations, young to old, with something to offer everyone. There is a



jampacked calendar of events from literary & musical festivals to to historical celebrations, street fairs and sporting events. One of the main attractions to visitors of the town is Montgomery Castle and grounds with it's stunning views over the surrounding area.

You are also close to larger towns of Welshpool and Newtown both with train stations and the major supermarkets.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of oil fired central heating. The boiler is serviced annually.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band F.

Nearest Towns/Cities

Montgomery - 2 miles

Welshpool - 8 miles

Newtown - 8 miles

Shrewsbury - 25 miles

Broadband

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

What3Words

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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.

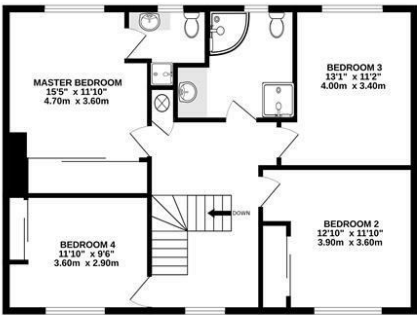
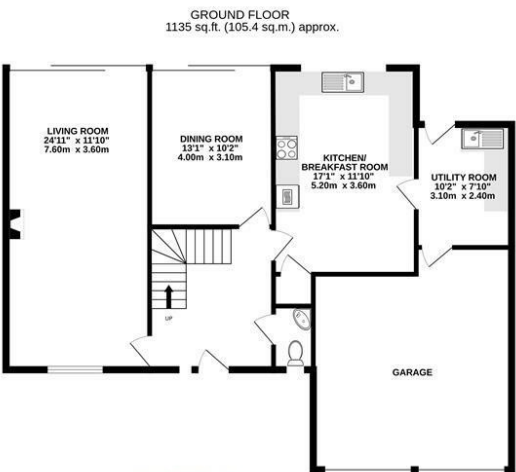
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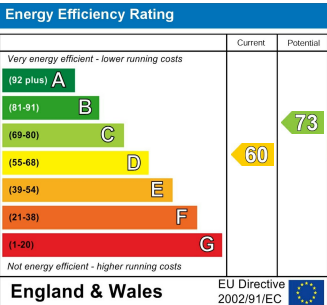
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TOTAL FLOOR AREA: 1967 sq.ft. (182.7 sq.m.) approx.

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 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 operation or efficiency can be given.
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