

Holters
Local Agent, National Exposure

Caenant, Hen-Domen, Montgomery, SY15 6EZ

Offers in the region of £575,000



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What could be better than a detached bungalow, just outside popular market-town of Montgomery....

Well how about a stunningly renovated 3 bedroom bungalow WITH a self contained annexe, generous gardens and fabulous views?

Key Features

- Gorgeous, Fully Renovated Detached Bungalow
- Approx. 0.5 Mile from Popular Montgomery
- 3 Bedrooms & 2 Bathrooms
- 2 Reception Rooms
- 1 Bedroom Annexe with Separate Entrance
- Ample Off Road Parking & Car Port
- Outdoor Entertaining Space
- Good-Sized, South Facing Gardens
- Views Towards Montgomery Castle
- Quiet, Rural Location

The Property

Nestled in the historic hamlet of Hen-Domen, Caenant is a gorgeous detached three-bedroom bungalow offering spacious and modern living with the added bonus of a self contained one bedroom annexe allowing for multi-generational living. The property is located on a quiet rural lane offering a tranquil setting with panoramic views over the surrounding Welsh Marches whilst also benefitting from the many amenities of the ever-popular neighbouring town of Montgomery, just 1/2 mile away.

The current owners bought the property in 2018 and over the proceeding year carried out an extensive renovation of the home, which has been executed to an extremely high standard. Their aim with this project was to create a light and airy home capitalising on the stunning views of their plot and they have certainly achieved this.

The property boasts a dual aspect drawing room with log burner, large kitchen / reception room, utility room, three bedrooms, an ensuite shower

room, family bathroom with light filter, and further WC as well as a one bedroom annexe including it's own shower room, access to the gardens and an adjoining hobby room.

The true heart of this home is the absolutely stunning kitchen with adjoining reception room, bathed in light thanks to the double height floor to ceiling windows and double French doors opening out to the garden. The kitchen is both stylish and functional, with a large island, plenty of storage, granite worktop space and oak cabinets. The kitchen also gives access to the utility room and guest WC.

The Master Bedroom includes extensive built in storage and a tastefully appointed ensuite with walk in shower. The second bedroom also includes built-in wardrobes. The third bedroom is currently being used as a work space so could either revert to a bedroom or act as a study or playroom. There are bespoke, hand crafted cabinetry in all the bathrooms.

The beautifully landscaped wraparound gardens include a patio, lawned areas, herbaceous borders and a timber framed gazebo with large adjoining shed. The access from the French windows to these gardens offer endless opportunities for outdoor /in door living and entertaining all under the watchful gaze of the former towers of Montgomery Castle. Off-street parking and carport with log store add further practicality, ensuring convenience in this peaceful countryside location. With Montgomery's amenities nearby and easy access to the surrounding countryside, this freehold

bungalow presents a fantastic opportunity for those seeking a balance of modern comfort and rural charm.

Caenant is a must see property offering versatility for multi-generational families, hybrid working and relocation all in a stunning package and desirable location.

The Location

Nestled in the heart of the picturesque Montgomeryshire countryside, Hen-Domen is a charming and peaceful hamlet that offers the perfect blend of rural serenity and historical intrigue. Surrounded by rolling hills, lush pastures, and timeless woodland, this hidden gem provides a truly idyllic setting for those seeking a slower pace of life.

Hen-Domen is perhaps best known for its fascinating medieval roots. Once the site of an early Norman motte-and-bailey castle—precursor to nearby Montgomery Castle—this quiet hamlet holds echoes of centuries past, making it a dream location for history lovers and nature enthusiasts alike.

Despite its seclusion, Hen-Domen is just a short drive from the historic market town of 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 Bunnors. 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 jam-packed 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.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

Services

We are informed the property is connected to mains water and electricity.

The property has a private drainage.

Heating

The property has oil fired central heating.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 300 MB. Interested parties are advised to make their own enquiries.

What3Words

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Nearest Towns/Cities

- Montgomery - 0.5 mile
- Welshpool - 8 miles
- Newtown - 9 miles
- Shrewsbury - 25 miles
- Aberystwyth - 52 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.

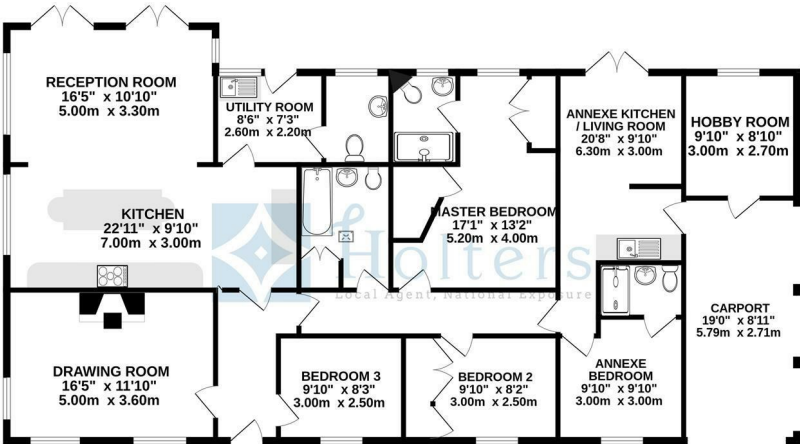
Money Laundering Regulations

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
1836 sq.ft. (170.5 sq.m.) approx.



TOTAL FLOOR AREA - 1836 sq.ft. (170.5 sq.m.) approx.
While 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 misstatement. 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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