

Llwyn Nant

GUILDSFIELD


Pickstockhomes



Llwyn Nant, Guilsfield

DISCOVER YOUR NEW HOME

Welcome to Llwyn Nant, an exceptional development of two, three and four bedroom properties situated in the heart of the attractive village of Guilsfield. Whether you are a first-timebuyer or moving up the property ladder, there is sure to be a home to suit you.

Guilsfield offers a slice of modern living in the middle of the Welsh countryside, with a wide range of amenities on your doorstep. The village offers a wealth of local activities, clubs, Societies which with its rural location and stunning views making Llwyn Nant the perfect location to call home. Whilst its good road links and proximity to Welshpool and Shrewsbury means you won't miss out on the vibrancy of a larger town, on your doorstep.





ENTERTAINMENT

The village of Guilsfield offers a diverse range of activities for all ages and interests from the historic church, garden centre and excellent walking routes. Llwyn Nant is a stone's throw away from two very good public houses offering seasonal food and local ales.

LOCATION

Despite being positioned in a rural setting, Llwyn Nant has good travel connections with primary roads A483 & A490 been close by. The neighbouring town of Welshpool offers direct train links to Shrewsbury, Telford, Birmingham, Newtown & Aberystwyth. Local buses running daily to local villages and surrounding areas. Welshpool just under 2 miles away, provides an array of local independent retailers, coffee shops and supermarkets. The popular towns of Shrewsbury & Newtown are just a 30 minute drive away, here you will find various high street shops, restaurants and entertainment.

SCHOOLS

Schools are an essential deciding factor for families looking to buy a new home. At Llwyn Nant you are within walking distance to the local primary school and close driving distance to a couple of good OFSTED secondary schools. There are also a number of independent schools, including Oswestry, Shrewsbury School and Adocte school for girls all within a 30 minute drive.

COUNTRYSIDE

In the heart of Mid Wales countryside, Guilsfield is surrounded by an abundance of woodland walks and footpaths. Not too further afield lies Powys Castle, here you can discover the medieval Castle, gardens, and parklands.



Welcome to Llwyn Nant



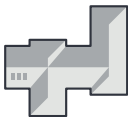
A RELAXED WAY OF LIFE

Llwyn Nant is a luxury collection of two, three and four bedroom homes. With 10 unique house types, offering a range of interior layouts and configurations, there is sure to be a home to suit you.

Our homes are carefully and thoughtfully designed, featuring generous plot sizes and plenty of green, open spaces. They are low maintenance and highly efficient, built to the latest in building excellence standards. Blending traditional exteriors with stylish and contemporary interiors, the homes at Llwyn Nant offer the very best for modern family life.

Welcome to Llwyn Nant

A RELAXED WAY OF LIFE



BUNGALOW S

3 Bedroom
Detached
Plot: 13



Sherbourne

4 Bedroom
Detached
Plots: 6, 17



Clyde

3 Bedroom
Detached
Plots: 12



Roeburn V2

3 Bedroom
Detached
Plots: 10,11



Witham

3 Bedroom
Detached
Plots: 9



Witham

3 Bedroom
Detached
Plots: 16



Swindale

3 Bedroom
Semi-detached
Plots: 8, 18



Burwell

3 Bedroom
Semi-detached
Plots: 9, 19



Tweed

2 Bedroom
Semi/Mid-terrace
Plots 1/2/3,
20/21/22



Alwen

2 Bedroom
Semi-detached
Plot: 14/15



Tweed

2 BEDROOM SEMI-DETACHED



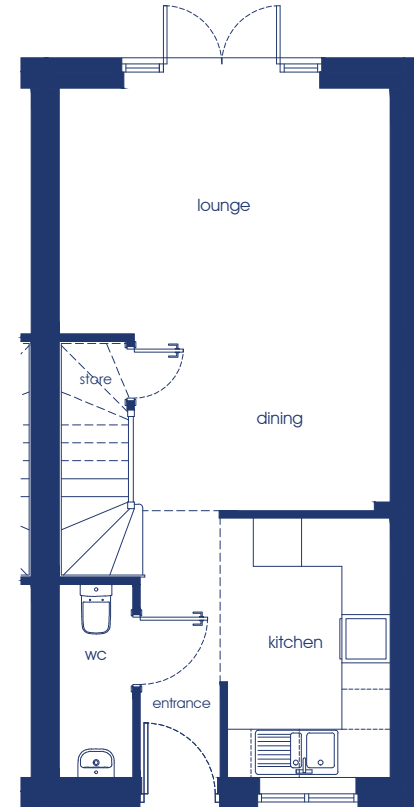
DIMENSIONS

Ground Floor

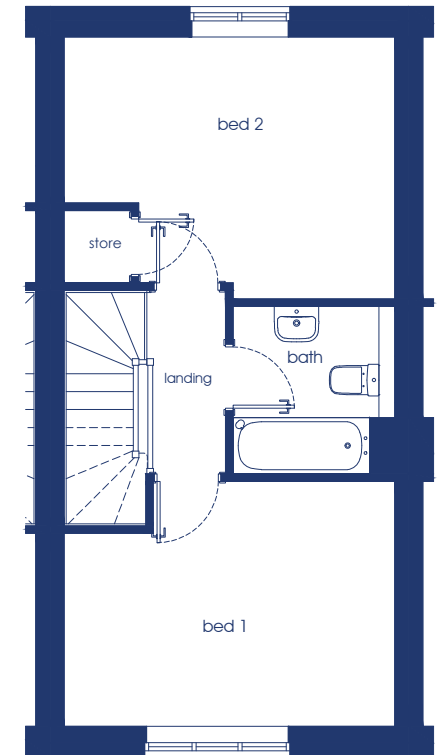
Living/Dining	4.11m x 5.25m	13' 6" x 17' 3"
Kitchen	2.02m x 3.22m	6' 8" x 10' 7"
WC	0.91m x 2.39m	3' 0" x 7' 10"

First Floor

Bedroom 1	4.11m x 3.04m	13' 6" x 10' 0"
Bedroom 2	4.11m x 3.25m	13' 6" x 10' 8"
Bathroom	2.01m x 2.08m	6' 7" x 6' 10"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Alwen

2 BEDROOM SEMI-DETACHED BUNGALOW



DIMENSIONS

Ground Floor

Living	3.84m x 3.76m	12' 8" x 12' 4"
Kitchen/Dining	2.76m x 3.91m	9' 1" x 12' 10"
Shower Room	2.50m x 1.47m	8' 3" x 4' 10"

Ground Floor

Bedroom 1	3.81m x 2.98m	12' 6" x 9' 10"
En suite	2.50m x 1.47m	8' 3" x 4' 10"
Bedroom 2	3.61m x 2.70m	11' 10" x 8' 11"



FLOOR PLAN



Burwell

3 BEDROOM SEMI-DETACHED



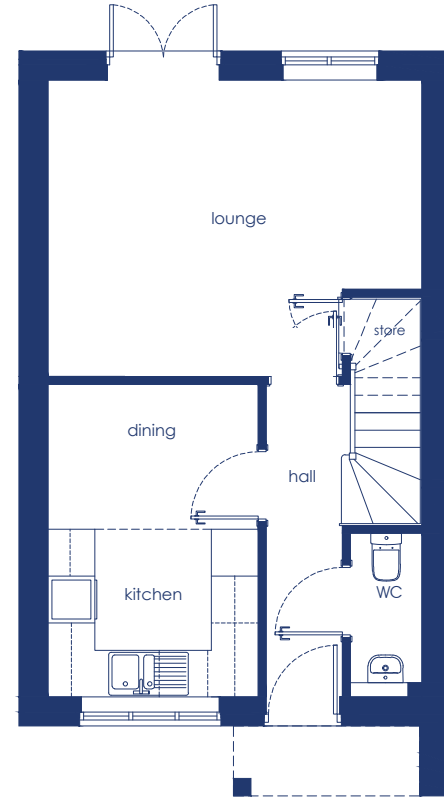
DIMENSIONS

Ground Floor

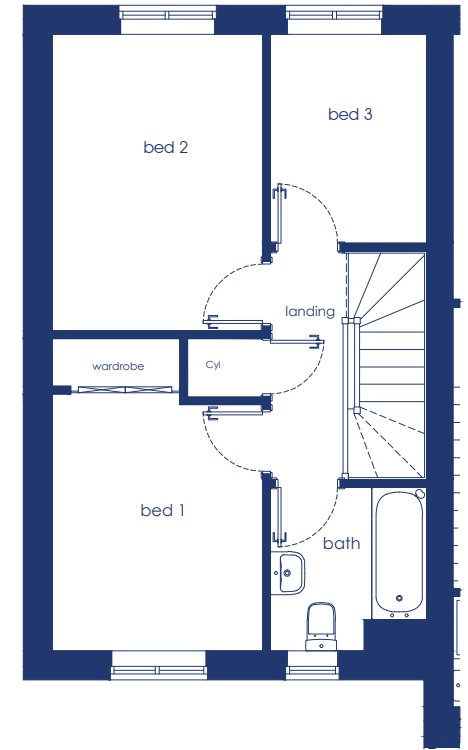
Living	4.79m x 3.80m	15' 9" x 12' 6"
Kitchen/Dining	2.69m x 4.00m	8' 10" x 13' 2"
WC	0.92m x 1.91m	3' 0" x 6' 3"

First Floor

Bedroom 1	2.69m x 3.29m	8' 10" x 10' 9"
Bedroom 2	2.69m x 3.80m	8' 10" x 12' 6"
Bedroom 3	2.00m x 2.68m	6' 7" x 8' 10"
Bathroom	2.00m x 2.09m	6' 7" x 6' 11"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Swindale

3 BEDROOM SEMI-DETACHED



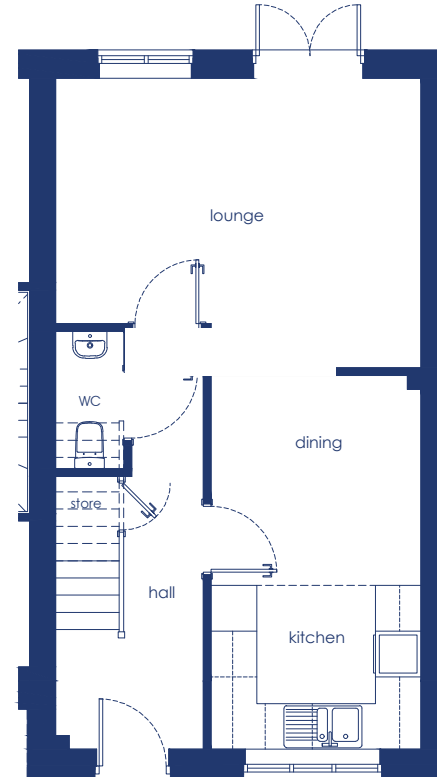
DIMENSIONS

Ground Floor

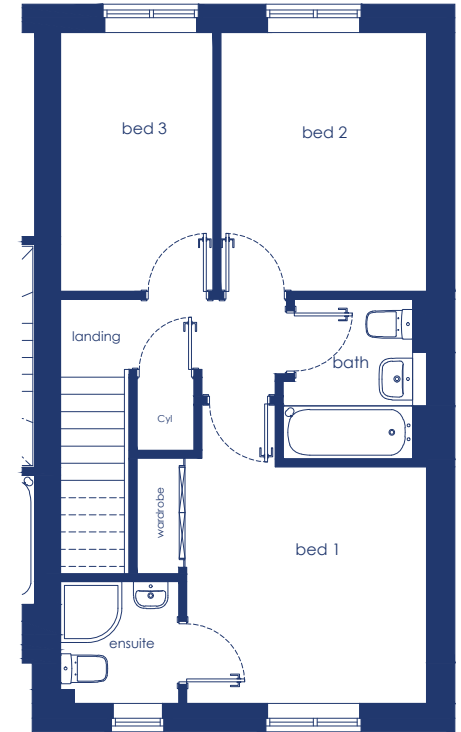
Living	4.79m x 3.80m	15' 9" x 12' 6"
Kitchen/Dining	2.75m x 4.90m	9' 11" x 16' 1"
WC	0.92m x 1.80m	2' 11" x 5' 11"

First Floor

Bedroom 1	3.15m x 3.10m	10' 4" x 10' 2"
En suite	1.55m x 1.60m	5' 1" x 5' 3"
Bedroom 2	2.69m x 3.40m	8' 10" x 11' 12"
Bedroom 3	2.00m x 3.40m	6' 7" x 11' 12"
Bathroom	1.70m x 2.10m	5' 7" x 6' 11"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Roeburn

3 BEDROOM DETACHED



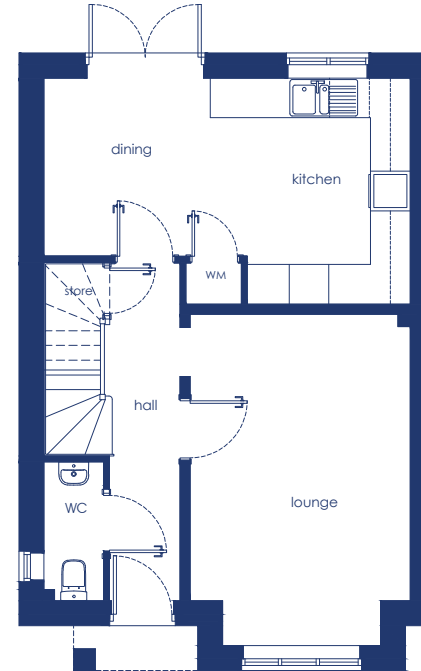
DIMENSIONS

Ground Floor

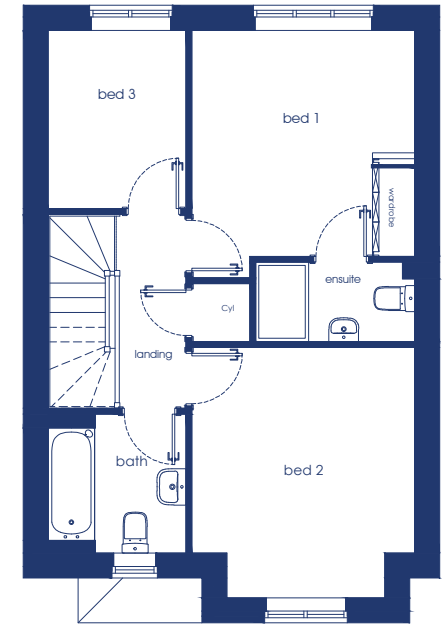
Living	3.32m x 5.00m	10' 11" x 16' 5"
Kitchen/Dining	5.53m x 3.41m	18' 2" x 11' 3"
WC	0.90m x 2.10m	2' 11" x 6' 11"

First Floor

Bedroom 1	3.36m x 3.41m	11' 0" x 11' 2"
En suite	2.40m x 1.20m	7' 11" x 3' 11"
Bedroom 2	3.36m x 3.78m	11' 0" x 12' 5"
Bedroom 3	2.08m x 2.69m	6' 10" x 6' 11"
Bathroom	2.08m x 2.10m	6' 10" x 6' 11"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Witham

3 BEDROOM DETACHED



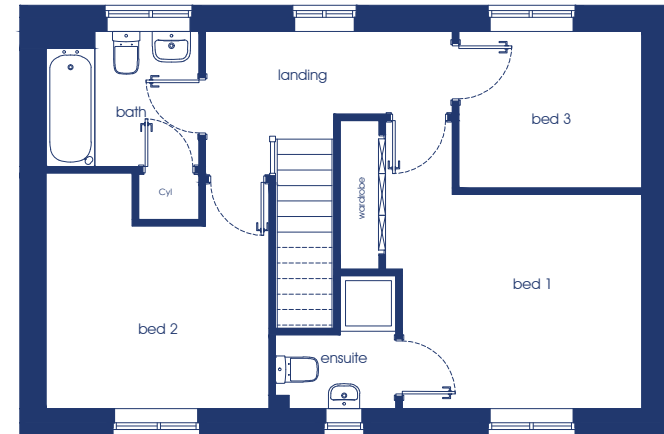
DIMENSIONS

Ground Floor

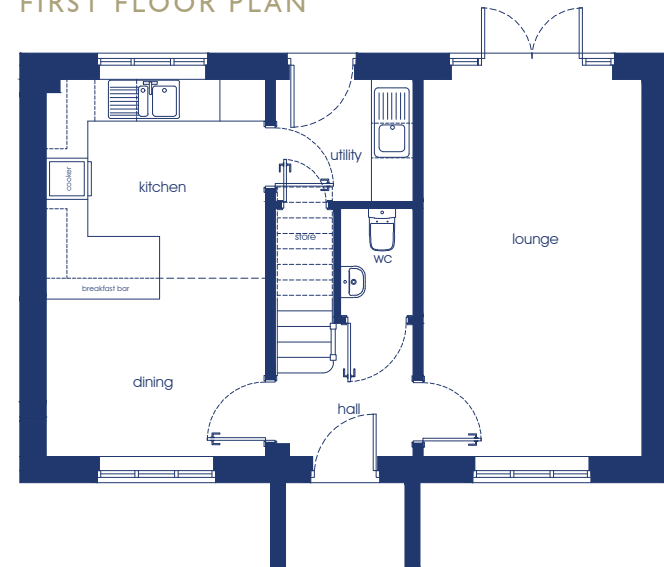
Living	3.15m x 5.42m	10' 4" x 17' 9"
Kitchen/Dining	3.15m x 5.42m	10' 4" x 17' 9"
Utility	1.98m x 1.76m	6' 6" x 5' 9"
WC	1.04m x 1.56m	3' 5" x 5' 1"

First Floor

Bedroom 1	4.33m x 3.07m	14' 3" x 10' 1"
En suite	1.73m x 1.91m	5' 8" x 6' 3"
Bedroom 2	3.20m x 3.38m	10' 6" x 11' 1"
Bedroom 3	2.63m x 2.25m	8' 8" x 7' 5"
Bathroom	2.20m x 1.94m	7' 3" x 6' 4"



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Witham

3 BEDROOM DETACHED (BAY WINDOW)



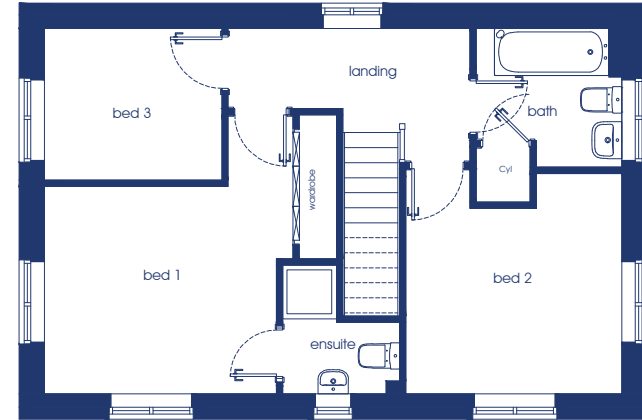
DIMENSIONS

Ground Floor

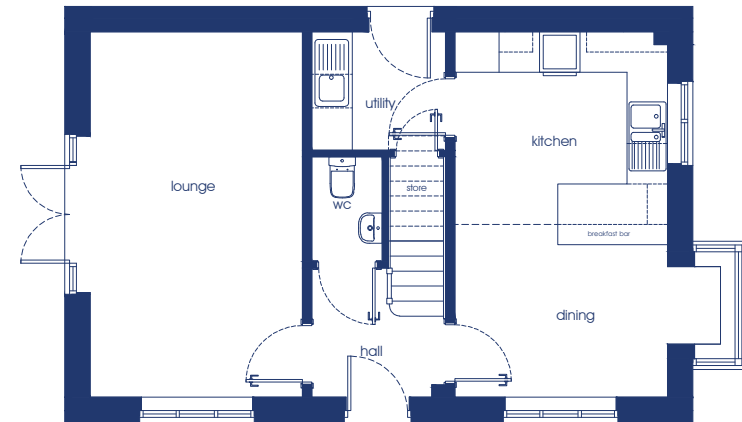
Living	3.15m x 5.42m	10' 4" x 17' 9"
Kitchen/Dining	3.94 x 5.42m	12' 11" x 17' 9"
Utility	1.98m x 1.76m	6' 6" x 5' 9"
WC	1.04m x 1.56m	3' 5" x 5' 1"

First Floor

Bedroom 1	4.33m x 3.07m	14' 3" x 10' 1"
En suite	1.73m x 1.91m	5' 8" x 6' 3"
Bedroom 2	3.20m x 3.27m	10' 6" x 10' 9"
Bedroom 3	2.63m x 2.25m	8' 8" x 7' 5"
Bathroom	2.16m x 2.06m	7' 1" x 6' 9"



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Clyde

3 BEDROOM DETACHED



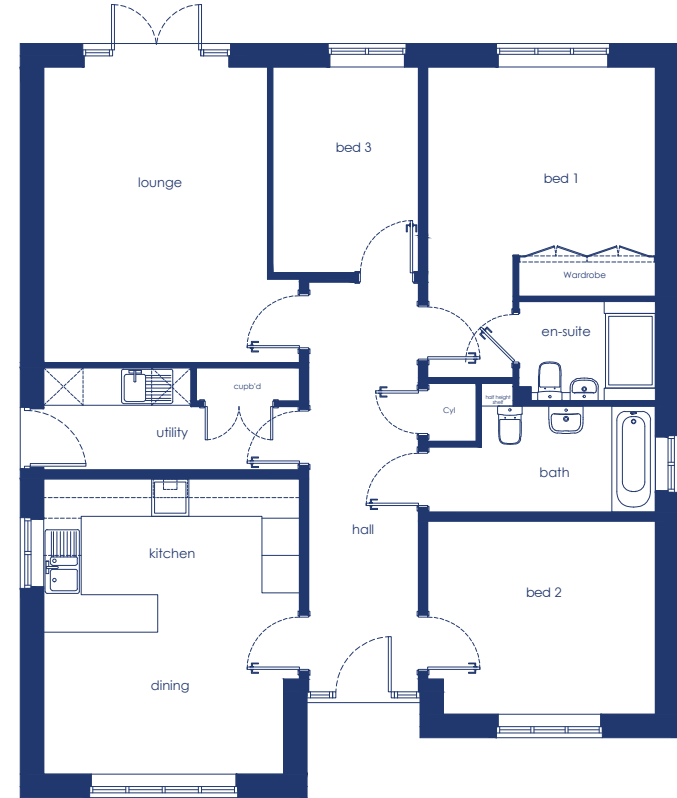
DIMENSIONS

Ground Floor

Living	3.58m x 4.73m	13' 5" x 15' 6"
Kitchen/Dining	4.10m x 4.73m	11' 9" x 15' 7"
Utility	4.10m x 1.63m	13' 5" x 5' 4"

Ground Floor

Bedroom 1	3.65m x 3.67m	12' 0" x 12' 1"
En suite	2.19m x 1.58m	7' 2" x 5' 3"
Bedroom 2	3.65m x 3.09m	12' 0" x 10' 2"
Bedroom 3	2.33m x 3.30m	7' 8" x 10' 10"
Bathroom	3.65m x 1.70m	10' 0" x 5' 7"



FLOOR PLAN



Sherbourne

4 BEDROOM DETACHED



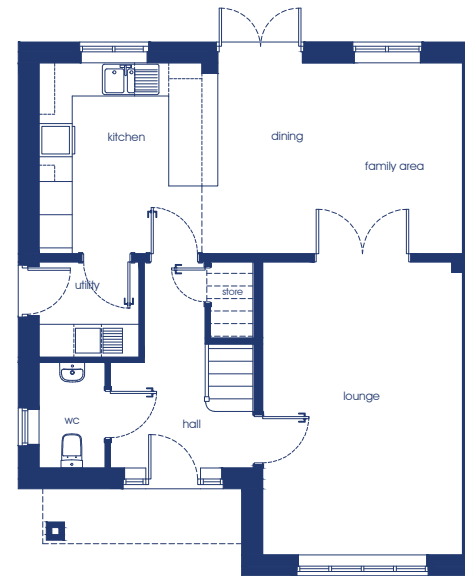
DIMENSIONS

Ground Floor

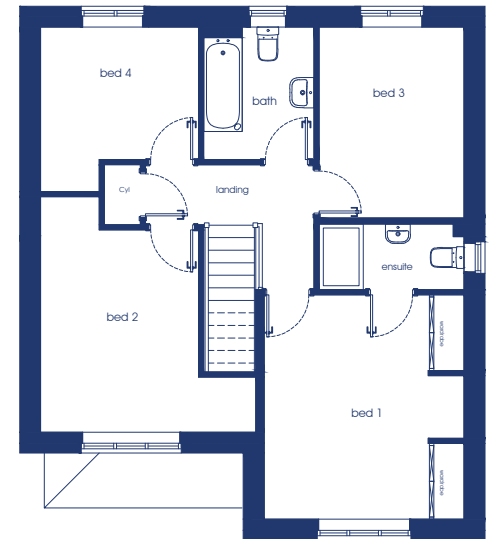
Living	3.62m x 5.30m	11'11" x 17'5"
Kitchen/Dining/ Family	7.67m x 3.45m	25'2" x 11'4"
Utility	1.81m x 1.72m	5'11" x 5'8"
WC	1.20m x 1.91m	3'11" x 6'3"

First Floor

Bedroom 1	3.62m x 4.06m	11'11" x 13'4"
En suite	2.62m x 1.19m	8'7" x 3'11"
Bedroom 2	3.90m x 4.26m	12'10" x 14'0"
Bedroom 3	2.62m x 3.45m	8'7" x 11'4"
Bedroom 4	2.86m x 2.97m	9'5" x 9'9"
Bathroom	2.00m x 2.40m	6'7" x 7'10"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



The Pickstock Homes promise

MADE FOR LIFE

Quality homes deserve quality finishing touches. With a home at Llwyn Nant you can be assured of the Pickstock Homes promise: quality guaranteed. Pickstock Homes is registered with the NHBC (National House Building Council), which means that we follow strict regulatory compliance processes when building our homes. All of our properties in Shropshire and Mid Wales come with a 10 year NHBC structural warranty.



Luxury as standard

SPECIFICATION

Pickstock Homes is proud to offer the very best internal specification on the current new homes market, with quality fixtures and fittings installed as standard. The finest attention to detail and a exceptional finish are the trademarks of a Pickstock Homes property.

Kitchen & Appliances

- Choice of laminate worktop with the option to upgrade to Earth stone
- Matching upstands
- Glass splashback to hob - choose from a selection of colours
- Stainless steel insert bowl and half with mobile drainer
- Chrome Blanco Mixer tap
- Chrome Blanco mixer tap (in utility rooms where applicable)

2 & 3 bedroom properties

- Zanussi single oven
- Ceramic Electric hob
- Stainless steel extractor hood
- Zanussi integrated fridge freezer
- Solar Panels
- Air source heat pump
- Ground floor under floor heating

4 bedroom properties

- Zanussi built-under double oven/ built-in double oven
- Ceramic electric hob
- Stainless steel extractor hood
- Zanussi integrated fridge freezer
- Zanussi integrated dishwasher
- Solar Panels
- Air source heat pump
- Ground floor under floor heating

Bathrooms & en-suites

- Vitra 1700mm acrylic bath with chrome Bristan Napoli bath filler
- Vitra close-coupled wc and cistern
- Vitra single tap hole basin with pedestal and chrome Bristan Naploi basin mixer
- Coram slimline shower tray with pivot door and side panels (where applicable)
- Chrome towel rail
- Full height tiling to bath and shower enclosure. Half height tiling to all other walls
- Half height tiling to all walls in cloakroom
- One shaving point in bathroom or en-suite (where applicable)
- Advent whisper quiet continuous extractor fan with boost function in all bathrooms, kitchens, cloakrooms and en suites (where applicable)





The finishing touch

OPTIONAL EXTRAS

Let us guide you through the optional extras to personalise your dream home. We offer design solutions for fitted wardrobes, tiles and carpets, and your choice of kitchen to make your home unique. Interiors are fitted to the highest quality standards before you move in, so that your house will feel like home from day one.

Kitchens

- Symphony Kitchens is our preferred supplier, chosen for its exceptional quality and wide range of modern and classic kitchens. Choose your own fully fitted kitchen with the option to upgrade to Earthstone worktops.

Flooring

- We offer ceramic or porcelain floor tiles in kitchens and bathrooms.
- Our design advisors will guide you through the options to help you choose the right carpet for your home.

Storage

- Fitted wardrobes are the ideal storage solution. We offer bespoke options to suit your needs and ensure that your bedrooms are calm and clutter free.

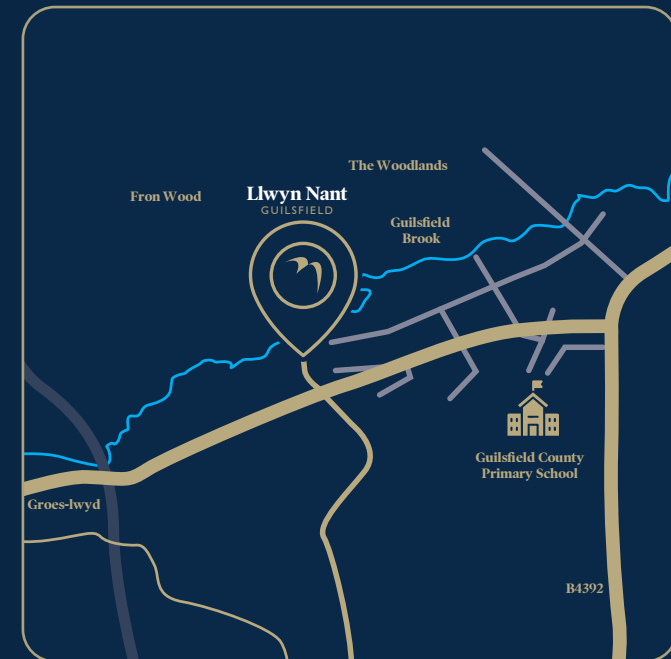
Please be advised that floor plans and illustrations are for guidance and illustrative purposes only and do not form part of any contract or warranty. Room sizes are approximate and may be subject to alterations. Every effort has been made to ensure that floor plans are as accurate as possible at the time of printing. Please ask a development sales advisor for details on specification and plot specific detail. Pickstock Homes reserves the right to vary detail without notice.

The Consumer Code came into force on 1 April 2010. This edition applies to all Reservations signed on or after 1 June 2019. It sets mandatory Requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. Home Builders must adopt the standards of good practice, procedures and information detailed in the Guidance against each Requirement, unless they take a different approach that also satisfies the Requirements. More advice is available on the Consumer Code website at www.consumercode.co.uk.



Llwyn Nant

LOCATION MAP | SY21 9FD



INVITATION TO VIEW

For more information about any of our properties or to book a viewing, please contact the sales office on 01691 677940, email camilla@pickstockhomes.com or visit www.pickstockhomes.com



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