

# Town & Country

Estate & Letting Agents



**White Gables , Middletown, SY21 8DQ**

**Offers In The Region Of £475,000**

OFFERED WITH NO CHAIN!!!! Nestled in the charming area of Middletown between Shrewsbury and Welshpool, this spacious detached family home offers a perfect blend of comfort and elegance. Built in 1970, the property has been beautifully maintained, ensuring that it is ready for you to move in and make it your own. As you step inside, you will be greeted by four generous reception rooms, providing ample space for family gatherings and entertaining guests. The layout is designed to offer both functionality and warmth, making it an ideal setting for family life. The four well-proportioned bedrooms promise restful nights and the two bathrooms add convenience for busy mornings. One of the standout features of this home is the extensive landscaped gardens that surround the property. These outdoor spaces not only enhance the aesthetic appeal but also provide a tranquil retreat where you can enjoy the fantastic rural views that this location has to offer. Whether you are hosting summer barbecues or simply enjoying a quiet afternoon in the sun, the gardens are sure to impress. This property is perfect for families seeking a peaceful lifestyle while still being within reach of local amenities. With its spacious interiors and beautiful outdoor spaces, this detached house in Middletown is a wonderful opportunity for those looking to settle in a serene environment. Don't miss the chance to make this delightful home your own.

### Directions

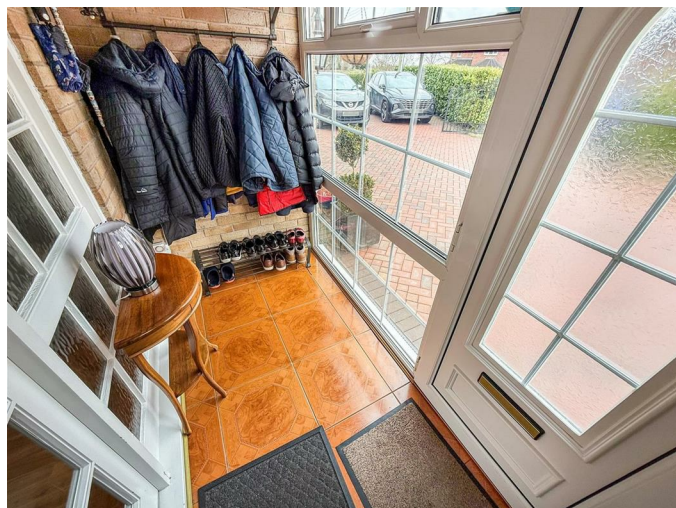
When coming from Buttington and Trewern when you arrive at the village from Welshpool/Trewern direction turn right just before the Breidden public house past the residential park on the left at the top of the road turn left and Whitegables is on the left. If you are coming from Shrewsbury turn left just past the Breidden public house past the residential park on the left, at the top of the road turn left and Whitegables is on the left.

### Location

Middletown is a peaceful village located on the Shropshire/Powys border, ideally positioned just 6 miles from Welshpool and 10 miles from Shrewsbury. The village offers a tranquil rural lifestyle with excellent access to both Welsh and English towns. At the heart of Middletown is a welcoming community, centred around its Village Hall, local public house, and traditional church. These local amenities support a friendly, close-knit atmosphere while offering space for social events and activities. Surrounded by natural beauty, the area is perfect for outdoor enthusiasts. Breidden Hill, just a short distance away, offering panoramic views and historical interest. The local landscape is ideal for walking, birdwatching, and exploring Mid Wales' rich heritage. Despite its rural charm, Middletown is well-connected via regular transport links (via train and bus) to both Welshpool and Shrewsbury, making it convenient for commuting, shopping, dining, and access to a range of services and attractions. Nearby Welshpool boasts highlights such as the magnificent Powys Castle and its stunning parkland, along with independent shops, cafes, and leisure activities. Middletown offers the perfect balance of countryside living with practical access to urban amenities — a fantastic base from which to enjoy the best of Mid Wales and the border counties.

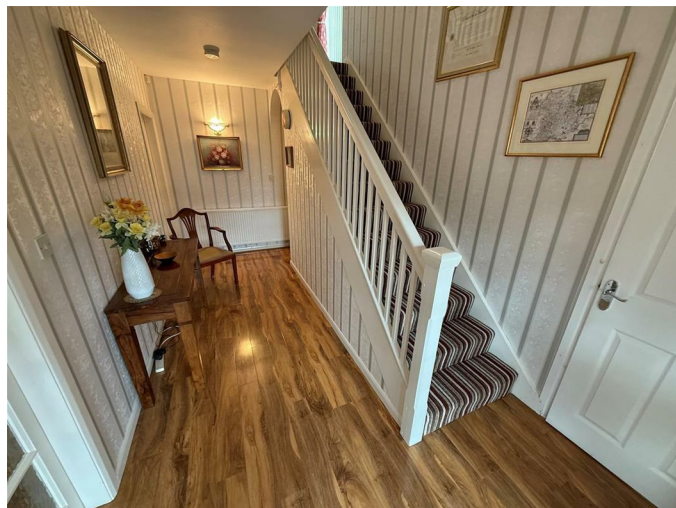
### Accommodation Comprises

### Porch



The porch provides good storage for coats and shoes and has a tiled floor, a part glazed door to the front with glazed side panels, circular window and a glazed door leading into the property.

### Hallway



The bright hallway has a staircase leading to the first floor, wall lighting, understairs built in cupboard, polished walnut flooring, telephone point and doors leading to the ground floor bedroom, dining room, lounge and the rear lobby area and kitchen.

### Dining Room 12'11" x 9'11" (3.94m x 3.03m)



The bright dining room has a bow window to the front, radiator, focal marble fireplace with an electric fire inset, coved ceiling and polished walnut flooring.

### Lounge 15'11" x 12'10" (4.87m x 3.92m)



The good sized lounge is the perfect space to relax having polished walnut flooring, radiator, feature fireplace with an inset electric fire, coved ceiling, wall lighting and French doors with glazed side panels leading into the conservatory.

### Additional Photo



### Conservatory 21'5" x 10'6" (6.54m x 3.21m)



The magnificent conservatory runs along the rear of the property and takes in the garden and rural views beyond. There is tiled flooring, vaulted glazed ceiling, wall heaters and French doors leading out onto the garden.

**Ground Floor Bedroom 16'0" x 10'4" (4.89m x 3.15m)**



The ground floor bedroom offers versatile living and accommodation for larger families or guests. Having a bow window to the front, radiator and a door leading to the Jack and Jill shower room.

**Inner Lobby**

The inner lobby leads from the hall and has a large built in cupboard housing a fridge/ freezer. Doors lead to the shower room and the kitchen.

**Shower Room**



The well appointed shower room has a double shower cubicle with electric shower, wash hand basin on a vanity unit with a mixer tap over, low level w.c. on a modern vanity unit, a window to the side, radiator, spotlighting and polished walnut flooring.

**Kitchen 15'8" x 10'0" (4.79m x 3.06m)**



The good sized kitchen is great for cooking having an extensive range of modern fitted gloss cream style base, wall and display cabinets with contrasting work surfaces over. The kitchen is really bright having a window to the rear with great views, a window to the side with views and a part glazed door to the side leading out to the garden. There is a five ring Neff gas hob, chimney style extractor fan, one and a half bowl ceramic sink with a mixer tap over, integrated wine fridge, integrated dishwasher, oil boiler (within a fitted unit), eye level Bosch double oven, integrated Hoover washing machine, polished walnut flooring, integrated fridge, spotlighting and a glazed door leading to the breakfast room.

**Additional Photo**



**Breakfast Room 9'11" x 8'11" (3.04m x 2.73m)**



The breakfast room is another versatile space and has a radiator, polished walnut flooring and double glazed doors leading through to the conservatory.

**To The First Floor**



The spacious first floor landing has a glazed door to the side leading out to a possible balcony area. There is a loft hatch, large linen cupboard with shelving and doors leading to the bathroom and the bedrooms.

**Family Bathroom 8'11" x 8'1" (2.72m x 2.47m)**



The family bathroom is a good size having a window to the rear, double shower cubicle with mains powered shower, wash hand basin and w.c. on a range of fitted bathroom furniture offering lots of storage, large rectangle with a central mixer tap, heated towel rail, tiled flooring, tiled walls and spotlighting.

**Bedroom One 13'1" x 12'9" (4.00m x 3.89m)**



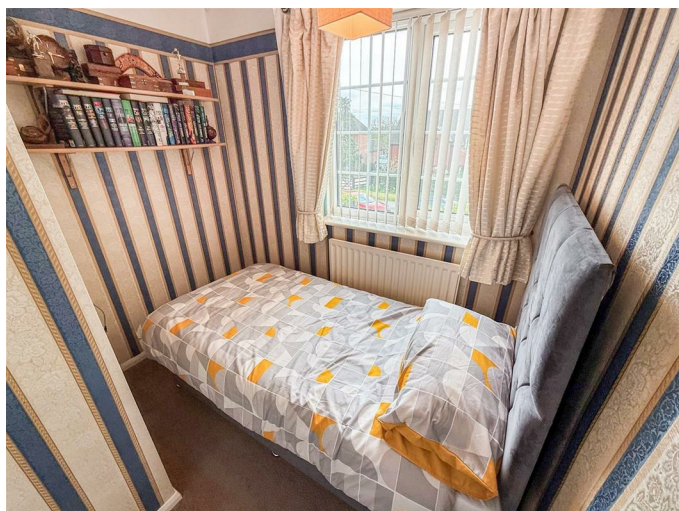
The first good sized double bedroom has a window to the rear overlooking the gardens and rural views beyond, radiator and double built in wardrobe.

### Bedroom Two 13'0" x 10'1" (3.97m x 3.08m)



The second double bedroom has a window to the front, radiator and built in double wardrobe.

### Bedroom Three 7'11" x 7'3" (2.42m x 2.22m)



The third bedroom has a window to the front, radiator and recessed storage shelf.

### To The Outside

### Gated Entrance



The property is approached from the lane through two wrought iron gates that lead onto the property.

### Driveway Parking



There is an extensive block paved driveway offering parking for numerous cars and turning space. The property has attractive laurel hedging and fencing providing good privacy.

### Additional Photo



### To The Front



The stunning, landscaped gardens have automatic lighting along the driveway with well tended lawned and shrubbed gardens beyond. There is a porcelain focal patio in the centre of the garden with gazebo over with louvered roof. There is a further porcelain patio with private seating area and barbecue area. A block paved pathway leads to the side where there is a workshop and storage/ potting area.

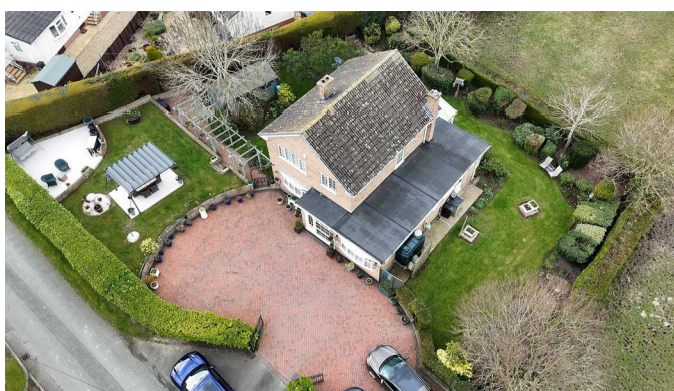
### Additional Photo



### Additional Photo



### Additional Photo



### Side and Rear Gardens



The large gardens wrap around the property and have been beautifully maintained by the present owners with well tended lawned and shrubbed gardens leading around to the far side.

**Additional Photo**



**Additional Photo**



**Additional Photo**



**Additional Photo**



### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience -

State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band F.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

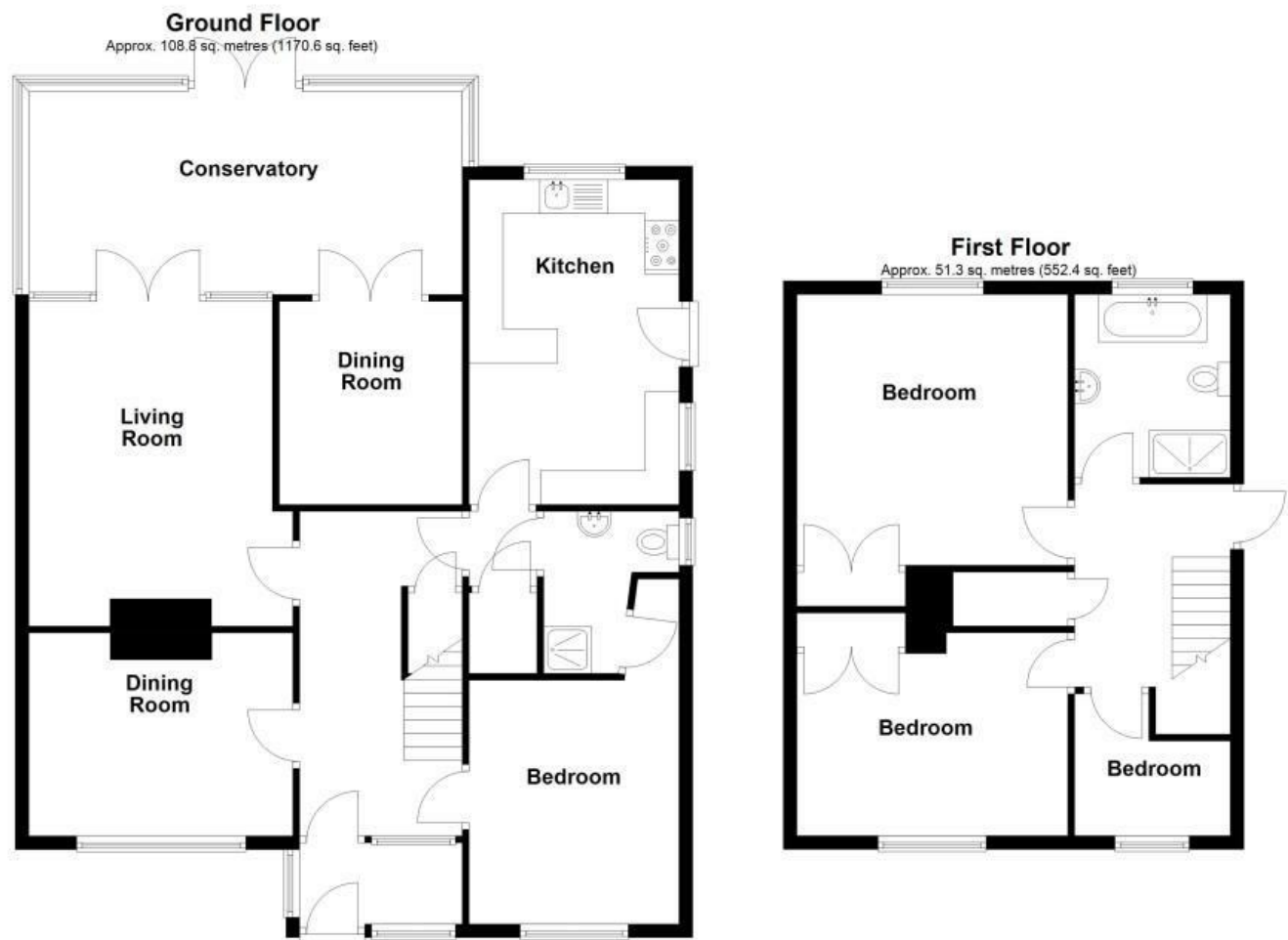
### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most

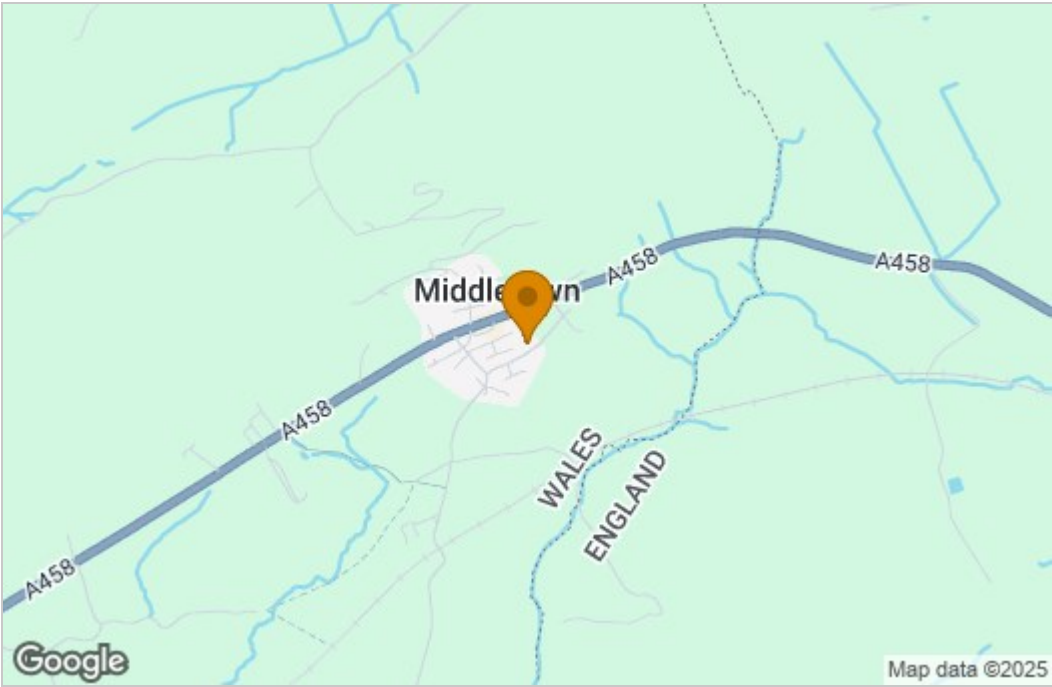
satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

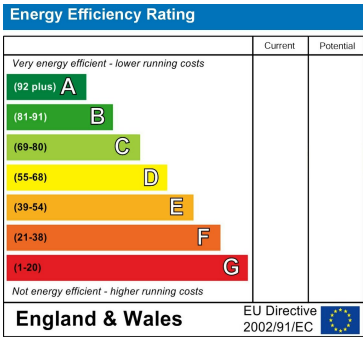


Total area: approx. 160.1 sq. metres (1723.0 sq. feet)

Area Map



Energy Efficiency Graph



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