



Asalea, 2 Cae Bugail,  
Knighton, LD7 1YG

Price  
£300,000

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LAND & NEW HOMES

# Asalea, 2 Cae Bugail,

Knighton,

OPEN DAY SATURDAY 30th 11 - 3

Cobb Amos are delighted to introduce this superb development of 9 Three/Four bedroom bespoke homes. The development is situated in the charming village of Beguildy on the Powys/Shropshire border, just a few meters from local amenities and a delightful village pub. Each property will offer fantastic open plan living space, landscaped gardens and stunning views of surrounding Welsh countryside. There is a unique opportunity to be involved with integral fittings and finishing's so you can customize your property into your forever home.

- Bespoke detached new build
- Exceptional views over valley
- Open Plan living
- Four bedrooms, principle with en-suite shower room
- High performance double glazed window system
- Village Location
- Air source heat pump

## Directions

From Knighton proceed on the B4355 for approximately 8 miles passing through the villages of Knucklas, Lloyney and Dutlas. On entering the village of Beguildy you will see the Development on the right hand side just beyond the Radnorshire Arms Public House.

## Introduction

This select development of just nine bespoke homes represents a superb opportunity to purchase a detached new build home, situated in the heart of mid Wales with exceptional views towards Shropshire Hills. Traditionally styled under slate roofs with black stained weatherboard and with oak framed porches this stunning collection of homes are anything but traditional under the skin with high performance double glazing, contemporary open plan accommodation, computer network cabling, kitchens with integrated appliances, and electric car charging points. In addition to the attractive specification list there is a further opportunity to customise your home from a list of optional extras.

## Within the homes

Plot 2 is a detached 1,343 sq. ft./ 124.6 sq. m., four bedroom home featuring a stunning open plan ground floor of, living room, dining area and well appointed kitchen in addition to the entrance hall and cloakroom. The open plan nature of the ground floor offers views of the rear garden, and makes much of the natural light and spectacular views across the River Teme valley to the wooded hillsides beyond. The first floor four bedroom accommodation features two double bedrooms, the principal with an en-suite shower room, this is potentially an 8 person home so there is room for two single beds in both of the other bedrooms, the central landing has built in storage and access to the family bathroom.

## Specification:

- \* UPVC double glazed windows and patio doors; \* Low maintenance UPVC fascias/soffits
- \* Painted white throughout; \* White finish sockets and switches
- \* White skirting, architrave and doors \* Satin chrome effect ironmongery
- \* Computer network cabling pre-installed \* External lighting-motion sensor
- \* TV points to living room and all bedrooms \* BT point to living room and behind main TV position

## Kitchen

- \* Choice of standard kitchen door fronts with composite worktops with upgrade options \* Eye level double oven
- \* Fully integrated dishwasher
- \* Plumbing for washing machine
- \* Pre-installed wiring for under pelmet lighting to kitchen units

## Bathrooms

- \* Full height tiling to shower enclosures \* White contemporary bathroom suites and fittings
- \* Chrome finish towel rails to bathrooms and en-suites \* Shaver socket to bathroom and en-suite
- \* Recessed LED low energy down lights

## Outside

- \* External tap
- \* Single row of paving to the rear with seeded lawn

## The Area

This stunning new development is located in the hamlet of Beguildy, on the B4355 which lies close to the England and Wales border, about 8 miles north west of the market town of Knighton. The property has a stunning location with commanding views across the River Teme valley to the Shropshire Hills and beyond. The hamlet has a traditional black and white drovers inn, understood to date from the 17th Century and serving Beguildy Gold real ale. Knighton is a bustling market town set on Offas Dyke and featuring the remains of two castles from the 12th and 13th Centuries. Today it offers a variety of local independent shops, and cafes. Knighton Church in Wales Primary school admits children from age 5 to 11. Knighton station connects with Swansea in South Wales and Shrewsbury where connections to London and Manchester can be accessed.

## Agents Notes

The development is due for completion during 2023

A list of optional extras;

- \* Carpet to family room, living room, bedrooms, stairs and landing. \* Ceramic floor tiles, natural floor tiles, Kamdean solid or engineered oak to kitchen utility, bathroom, cloak room and en-suite
- \* Sockets and switches to chrome, brass or black \* White internal doors to upgrade to oak
- \* Rangemaster or Aga to kitchen \* Granite, quartz, silestone, solid wood or other preferred choice
- \* Log burner \* Landscaped garden options to include patio, turf and raised beds.

Please note that the current floor plan is based on the architect's drawings and may be altered during construction.

To arrange a viewing or ask any questions, please contact the Land and New Homes team at Cobb Amos on 01584 700648 or email [landandnewhomes@cobbamos.com](mailto:landandnewhomes@cobbamos.com).

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Approximate total area<sup>(1)</sup>  
1212.97 ft<sup>2</sup>  
112.69 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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