



Ffwsia, 5 Cae Bugail, Beguildy, LD7 1YG  
Price £335,000

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# Ffwsia 5 Cae Bugail Beguildy

This superb Four bedroom home is part of a new development of homes 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, the highest architectural designs and eco standard throughout, landscaped gardens and stunning views of surrounding Welsh and Shropshire countryside.

- Detached new build
- Exceptional views over valley
- Open Plan living
- Four bedrooms, principle with en-suite shower room
- Clad in stone and charcoal grey stained weatherboard
- Air source heat pump
- High performance double glazed window system
- Oak framed porch

## Material Information

**Price** £335,000

**Tenure:** Freehold

**Local Authority:**

**Council Tax:** TBC

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

# Awaiting Energy Performance Certificate

Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor



Floor 1

*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

This select development of just nine bespoke homes represents a superb opportunity to purchase a detached new build home, built to incorporate your own specification, situated in the heart of mid Wales with exceptional views towards Shropshire Hills. Traditionally styled under slate roofs with charcoal grey stained weatherboard and stone cladding and with oak framed porches this stunning collection of homes are anything but traditional under the skin featuring photovoltaic roof panels, 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 the further opportunity to customise your home from a list of optional extras.

## Within the homes

Plot 5 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 which form part of the AONB of the Shropshire Hills. 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 Magnolia walls and white ceilings throughout
- > White finish sockets and switches > White skirting, architrave and oak veneered doors
- > Chrome effect ironmongery > Computer network cabling to pre-installed to hallway > External lighting-motion sensor

### Kitchen

- > Choice of standard kitchen door fronts with composite worktops with upgrade options
- > Under counter double oven, with 4 ring hob > Fully integrated dishwasher > Plumbing for washing machine.

### Bathrooms

- > Full aquaboard to shower enclosures > White contemporary bathroom suites and fittings
- > Chrome finish towel rails to bathrooms and en-suites > Shaver socket to bathroom and en-suites
- > Recessed LED low energy down lights.

### Outside

- > Electric Car Charging Point wiring > Single row of paving to the rear with laid lawn.

## Optional extras

- > Carpet, bedrooms, stairs and landing > Sockets and switches to brass or black > Rangemaster or Aga to Kitchen
- > Granite, quartz, silestone, solid wood or other preferred choice
- > Landscaped garden options to include patio, turf and raised beds > External tap

## 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 Black Mountain 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 2024

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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PLEASE NOTE PHOTOS, FLOORPLANS AND TOUR ARE FOR ILLUSTRATIVE PURPOSES AND HAVE BEEN TAKEN FROM THE SHOW HOME (PLOT2)

## 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.





