



Forsythia, 4 Cae Bugail, Knighton, LD7 1YG
Price £475,000

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Forsythia 4 Cae Bugail Knighton

OPEN DAY 1st JUNE 2024 - 11 am to 2pm. Call 01547 529907 to book your spot!

A superb detached four bedroom home in a select development situated in the charming village of Beguildy on the Powys/Shropshire border, just a few meters from the local amenities and a delightful village pub. The property offers open plan living space, the highest architectural designs and landscaped gardens with stunning views of surrounding Welsh countryside. There are other plots available

- Bespoke detached new build
- Three/Four double bedrooms, principle with en-suite
- Exceptional Views across Teme Valley
- Open Plan living
- Clad in local stone and black stained weather boards
- High performance double glazing
- Air source heat pump

Material Information

Price £475,000

Tenure: Freehold

Local Authority:

Council Tax: New Build

EPC: (null)

For more material information visit www.cobbamos.com

Awaiting Energy Performance Certificate

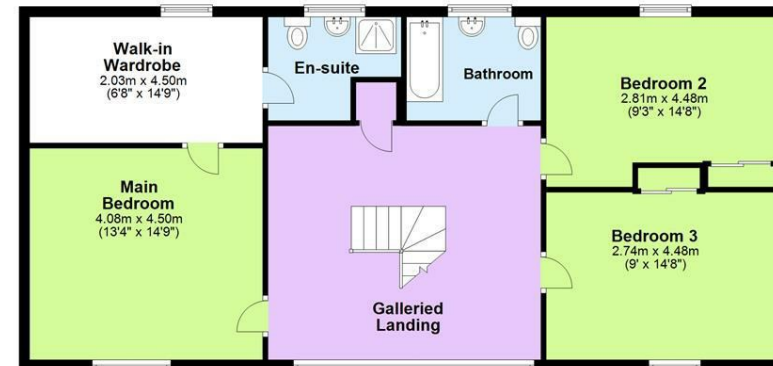
Ground Floor

Approx. 90.7 sq. metres (976.1 sq. feet)



First Floor

Approx. 93.9 sq. metres (1010.6 sq. feet)



Total area: approx. 184.6 sq. metres (1986.7 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

Plot 4, Beguildy

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.

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.

Within the homes

Plot 4 is a detached 2002 sq. ft./ 186 sq. m., 3/4 bedroom home featuring a stunning open plan ground floor of, living room, dining area and well appointed kitchen in addition to the 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, three/four double bedroom accommodation features a stunning galleried landing with built in storage, over the turning staircase, which provides access to the bedrooms, each with built in wardrobes, and the family bathroom, the principle bedroom has an en-suite shower room.

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 pre-installed to hallway
- > External lighting-motion sensor. Front door, garage, patio
- > TV point to living room and all bedrooms
- > BT point to living room and behind main TV position
- > Oak veneer floor
- > Black tiled bathroom
- > zoned underfloor heating downstairs

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.

Utility Room

- > Plumbing for washing machine.
- > Integrated fridge freezer

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 5 x 3 meters patio.
- > Bare topsoil to the rest of the garden

Agents Notes

The development is due for completion during 2024

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.

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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.



