



Bryntirion, Watling Street, Leintwardine, Craven Arms, SY7 0LL

Offers in the region of £450,000



Holters
Local Agent, National Exposure

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A BEAUTIFUL PERIOD PROPERTY WITH A LARGE GARDEN IN THE CENTRE OF LEINTWARDINE! Bryntirion is a stunning house offering 3 double bedrooms, 4 reception room, character features, off road parking and is within walking distance to a number of amenities.

Key Features

- Semi-Detached, Period House
- 3 Double Bedrooms
- 4 Reception Rooms
- Well Presented & Spacious Accommodation
- Character Features
- Sizeable, West Facing Rear Garden
- Private, Off Road Parking
- Countryside Views From First Floor
- Central Village Location
- Walking Distance from Useful Amenities

The Property

Introducing Bryntirion, which is a spacious, semi-detached period property found in the heart of the sought-after village of Leintwardine, which lies on the rural Herefordshire/Shropshire border surrounded by beautiful countryside and rolling hills and is conveniently positioned within a short walk to a number of useful amenities including a doctors surgery, primary school, 2 pubs and the village shop.

Dating back to the early Victorian era, Bryntirion sits on the former high/main street, Watling Street and was originally a butchery before its conversion to a residential dwelling many years ago. Bryntirion offers 3 double bedrooms, 4 reception rooms and 1 bathroom, while outside there is off road parking and a sizeable, west-facing rear garden with views of the neighbouring church. The property is beautifully presented and retains many character features including quarry tiled flooring and fireplaces and is complimented by a pleasant blend of contemporary

finishings to include UPVC double glazing, a 'Honeywell' controlled heating system and a modern kitchen complete with 'Quartz' worktops.

The accommodation spans across 2 storeys and is made up on the ground floor of an entrance porch, fully equipped kitchen which leads into the dining area, hallway with a unique circular shaped staircase rising to the first floor, a sitting room with feature fireplace and 'Clearview' wood-burning stove, rear hall, a further reception room, useful W.C and a conservatory providing access into the garden. On the first floor, a landing area gives way to all 3 double bedrooms and the bathroom. The front 2 bedrooms enjoy distant countryside views, while the rear bedroom offers views over the neighbouring church.

Outside, there is a driveway to the right side of the house providing parking for 2 vehicles. The sizeable, west facing rear garden is worthy of particular note with vast sections of lawn being interspersed with mature specimen trees and complemented by extensive well stocked floral and herbaceous borders. Half way along the garden finds a private, gravelled seating/outside kitchen area, where once again views towards the church are enjoyed and poses as an ideal spot to relax or entertain within the warmer months of the year. Perfect for horticultural enthusiasts to get their green fingers stuck into, there is also a working veg plot area, flowered beds and useful sheds.

The Location

Bryntirion occupies an idyllic village setting within historic Leintwardine nestled close to the Welsh/English border. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

Leintwardine is a friendly community and embraces the 'laid back', tranquil lifestyle and is a place steeped in history with evidence of a settlement being present here since the Roman times as well as a mention in the Domesday Book. The village itself sits alongside the River Teme/Clun and offers plenty of useful facilities to include a doctors surgery, a petrol station with everyday shop and a mobile post office, a church, village hall with a library and lots of activities taking place, 2 pub's (The Lion & The Sun), a primary school, a butchers, a garage, a fish & chip shop and a fire station as well as a number of small business located on the business park at the edge of the village. Further recreational and educational facilities are available in Knighton (8 miles West), Craven Arms (9 miles North) and Ludlow (9 miles East). All 3 offer an excellent range of independent retailers and a number of supermarkets chains. A variety of dining establishments and public houses, a host of community clubs and societies and useful transport links via bus and railway stations.



Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

Oil fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Herefordshire Council - Band D.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 65MB. Interested parties are advised to make their own enquiries.

Nearest Towns/Cities

- Knighton - Approximately 8 miles
- Craven Arms - Approximately 9 miles
- Ludlow - Approximately 9 miles
- Presteigne - Approximately 11 miles
- Leominster - Approximately 13 miles
- Bishops Castle - Approximately 14 miles
- Hereford - Approximately 23 miles
- Shrewsbury - Approximately 29 miles

What3words

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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable

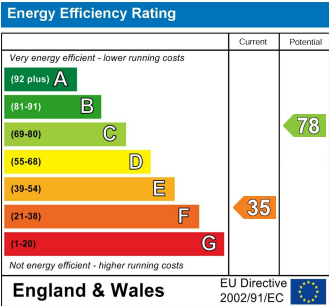
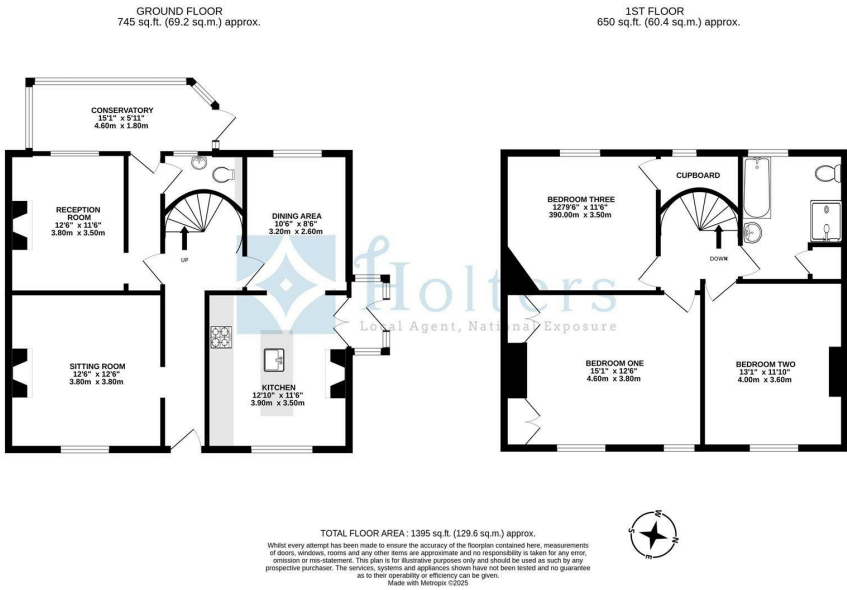
fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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