

SAMUEL WOOD

Bluecroft Cottage, 1 Chestnut Drive, Middletown, Welshpool, Powys, SY21 8EY

Offers Over £265,000



Bluecroft Cottage, 1 Chestnut Drive

Middletown, Welshpool, Powys, SY21 8EY

3 1 1 B

- Exceptionally Well-Presented Three-Bedroom Home
- Far-Reaching Countryside & Hill Views
- Italian-Inspired Patio & Attractive Canopy
- Integral Garage & Convenient Road Links
- Excellent Access To Shrewsbury & Welshpool
- Sought-After Village Location
- Beautifully Landscaped Terraced Gardens
- Superb Contemporary Dining Kitchen
- Recently Installed Air-Source Heat Pump & Multiple Solar Panels
- Impressive EPC Rating of B



An exceptionally well-presented and stylish three-bedroom home, carefully improved over the years and enjoying an attractive position within the sought-after village of Middletown, on the Shropshire/Powys border. Combining contemporary comfort with an appealing village lifestyle, this delightful property occupies a particularly pleasant setting with far-reaching views towards the surrounding hills. The beautifully landscaped terraced gardens are a real highlight, offering a wonderful combination of sunny seating areas, an Italian-inspired covered patio and attractive outdoor features, ideal for relaxing or entertaining. Further enhancing its appeal are excellent energy credentials, including an impressive EPC rating of B and recently installed solar panels and an air-source heat pump. With Shrewsbury approximately 13 miles away and convenient access to Welshpool, the location offers an appealing balance of countryside living and everyday convenience.

A stylish village home with beautiful gardens, far-reaching views and energy efficiency in abundance.



The property is entered via a welcoming reception porch, leading through to an attractive and inviting living room, featuring a charming bay window which takes full advantage of the delightful outlook. The spacious dining kitchen forms the heart of the home, offering a practical and inviting space for everyday living and entertaining, with direct access to the covered patio. An adjoining utility room provides additional convenience, while the integral garage offers useful storage and secure parking.

The first floor provides three well-proportioned bedrooms, including an appealing principal bedroom with fitted wardrobes, together with two further bedrooms offering flexibility for family use, guests or home working. The accommodation is completed by a beautifully appointed bathroom, presented to a high standard. The overall arrangement provides comfortable and practical living space, ideally suited to a variety of purchasers.

The outside space is a particular feature of this lovely home. The beautifully landscaped, terraced garden has been thoughtfully arranged to create a series of attractive areas for relaxation and entertaining, complemented by mature planting, established hedging and far-reaching views towards the surrounding hills. Immediately adjacent to the property, an Italian-inspired paved patio sits beneath an attractive glazed canopy, providing a wonderful extension of the living space throughout the seasons. A charming greenhouse, further seating areas and carefully maintained lawns add to the appeal, creating a delightful garden to enjoy.



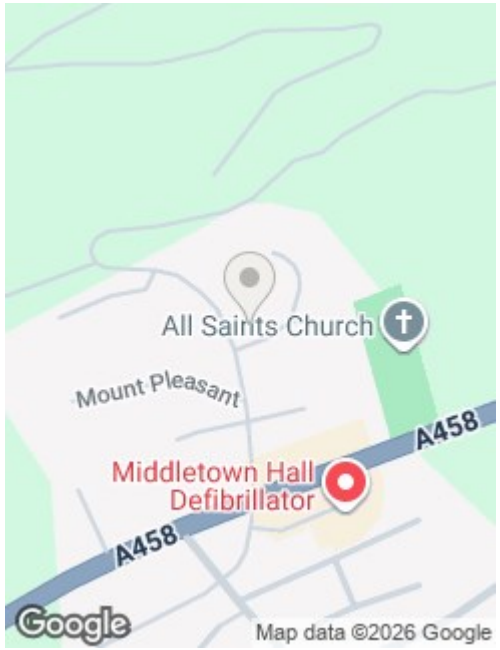





SHOOT FOR THE MOON
EVEN IF YOU MISS YOU WILL LAND AMONGST THE STARS







Directions

What3words: ///outwards.campfires.conjured

Services: We understand that the property has an air source heat pump, solar photovoltaics, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 10 Mbps & Superfast 80 Mbps. FULL Fibre Broadband is now available up to 900 Mbps. *Results provided by Ofcom and correct at time of listing*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Powys CC, Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
01597 826000

Council Tax Band: E

Mortgage Services: We offer no obligation mortgage services. Please ask a member of our team for further details.

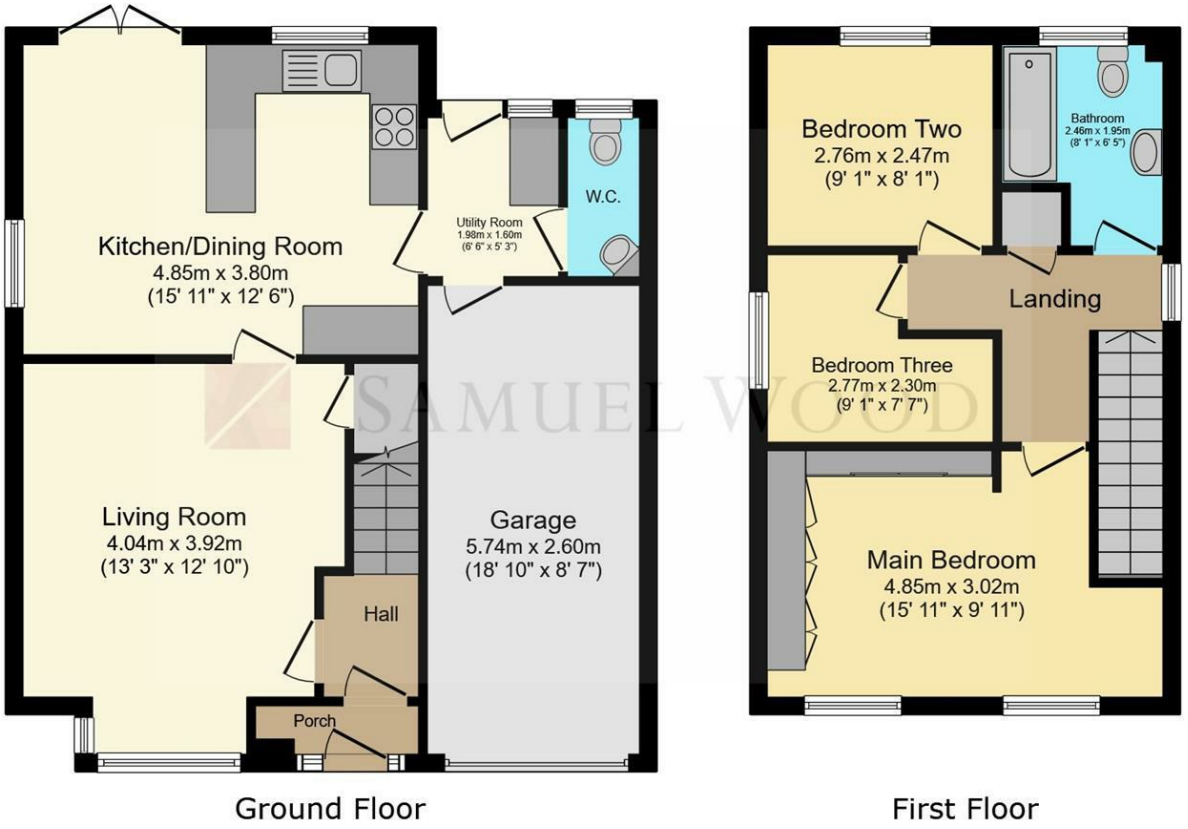
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.


Olio d'Oliva



Floor Plans



Ground Floor

First Floor

Total floor area: 101.4 sq.m. (1,091 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.