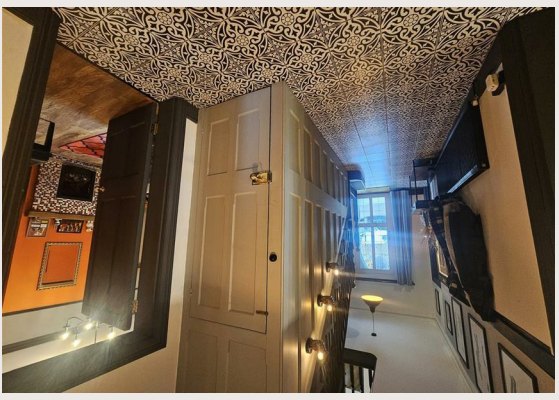

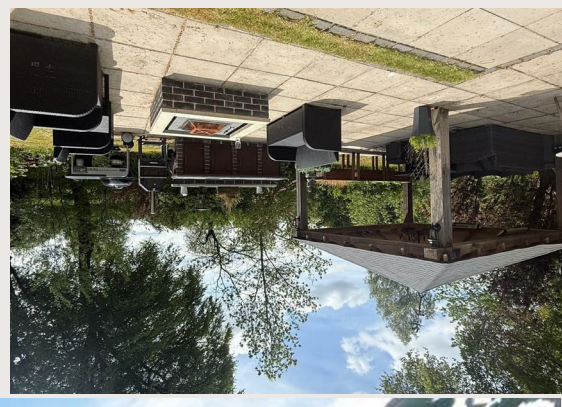

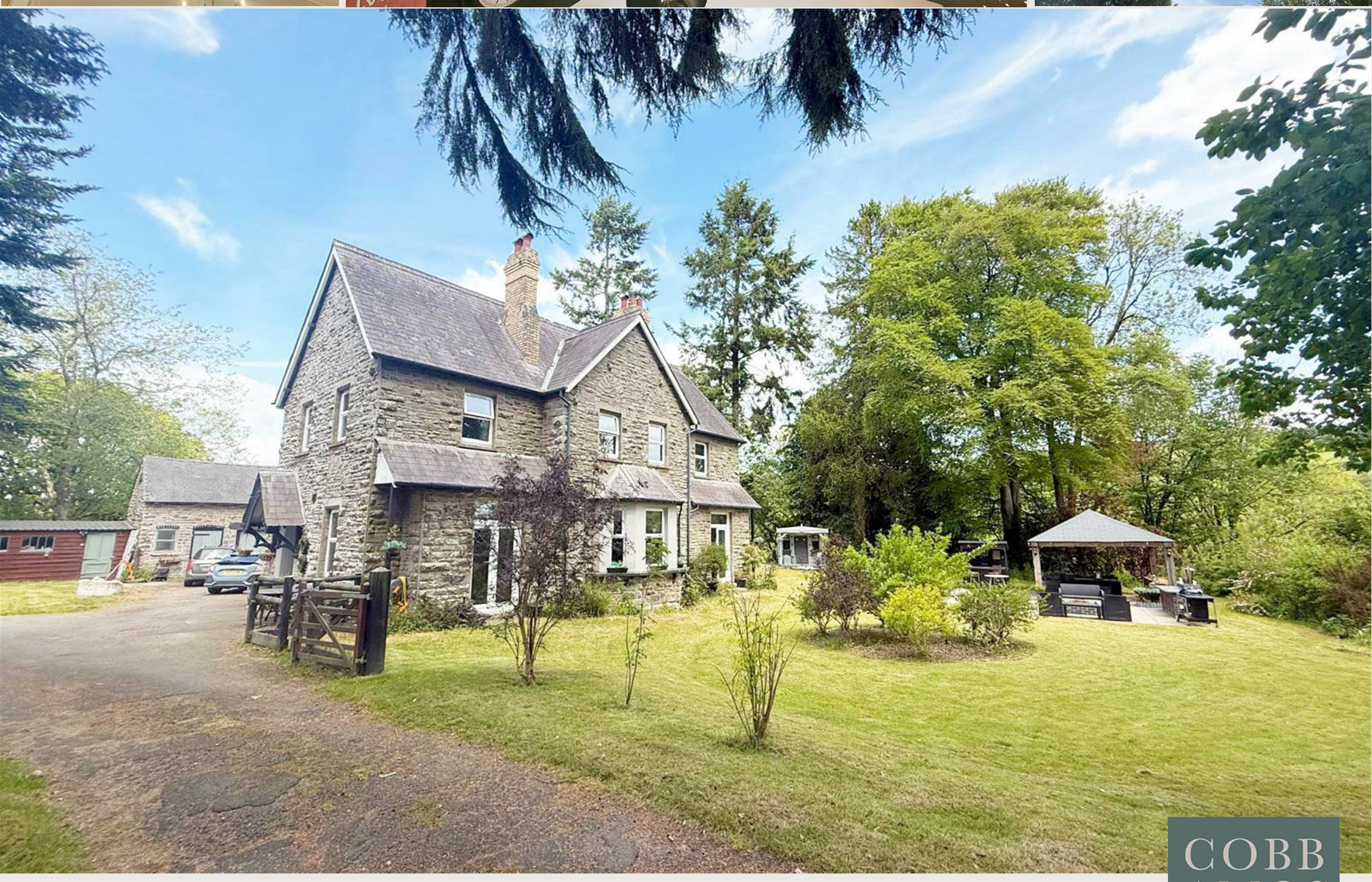

The Beeches, Beguildy, Knighton, LD7 1YE
Price £575,000

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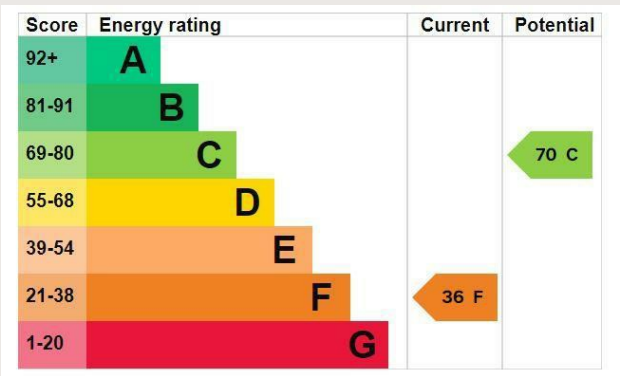
The Beeches Beguildy Knighton

This impressive traditional Victorian period property sits in lovely grounds, extending to approx 1.5 acres, tucked away just off the village of Beguildy in the Upper Teme Valley. With six bedrooms, four reception rooms, three bathrooms, outbuildings and a private drive lined with Beech Trees this is certainly a property to view. The property has a host of original features such as the staircases, high ceilings, picture rails and fireplaces and has been lovingly updated and decorated by the current owner.

- Detached Period Victorian home
- Blend of Period features and modern finishes
- Six bedrooms, three bathrooms
- Living room, snug, office and dining room
- Gardens extending to 1.5 acres
- Outdoor kitchen with Gazebo
- Parking and a range of outbuildings
- Rural village position
- Viewing highly recommended

Material Information
Price £575,000
Tenure: Freehold
Local Authority: Powys
Council Tax: H
EPC: F (36)
For more material information visit www.cobbamos.com



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

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
The Beeches is a wonderful Victorian property with a wealth of period features throughout such as staircase, doors, pictures rails, service bells, decorative moldings, doors and floorboards. The property has flexible accommodation with four reception rooms, six bedrooms, three bathrooms, kitchen/breakfast room, traditional Victorian pantry and utility/boot room. The property sits in grounds extending to approx. 1.5 acres with mature shrubs, Beech lined driveway, parking for a number of cars, outbuildings and outdoor kitchen space and Gazebo.

The accommodation comprises: entrance porch, cloakroom, hall, sitting room, dining room, study, snug, kitchen/breakfast room, utility, store room, six bedrooms, ensuite shower room, shower room, bathroom, traditional pantry and a range of outbuildings.

Property description
The impressive porch, with original tiled flooring, has a door leading off to the side to an outside cloakroom and then the front door leading into the lovely hall with original staircase rising to the first floor and then doors leading off to the accommodation on the ground floor which have all been re-decorated by the current owner. To the front is a very useful study with feature fireplace, patio doors leading out onto the garden and newly fitted hard flooring. The dining room has a wonderful bay window over looking the expansive lawn and a lovely Welsh slate fireplace which creates a focal point for the room. The living room is located to the far end with windows overlooking the garden, patio doors onto the garden, newly fitted carpets and fireplace with wood burning stove. The kitchen/breakfast room is fitted with a wealth of traditional units, integrated oven and hob and a door into the utility with loads of space for appliances, combi-boiler and door to the rear courtyard. There is a staircase here leading up to the store room. Off the hall is a door leading into a traditional pantry shelved with labels, a snug room and door under the stairs leading down the cellar, which is great for storage but could be converted (subject to necessary permissions) into another room.

On the first floor there are five bedrooms, ensuite shower room and family bathroom. Across the front of the property there are three double bedrooms which are all dual aspect, are flooded with light and high ceilings. Bedroom two has a door leading into the shower room ensuite which has a second door back onto the landing and is fitted with a white suite. Bedroom four and six are located across the landing. The family bathroom has been fitted with a modern contemporary four piece suite with black suite double ended bath and coloured lighting. Bedroom three is another double bedroom which has a newly completed ensuite shower bathroom with shower over the bath,

On the second floor there is bedroom five with doors into under eave storage and across the landing a door into the attic space. This space has the potential to create a main bedroom ensuite and dressing area, with he necessary permission's being obtained.

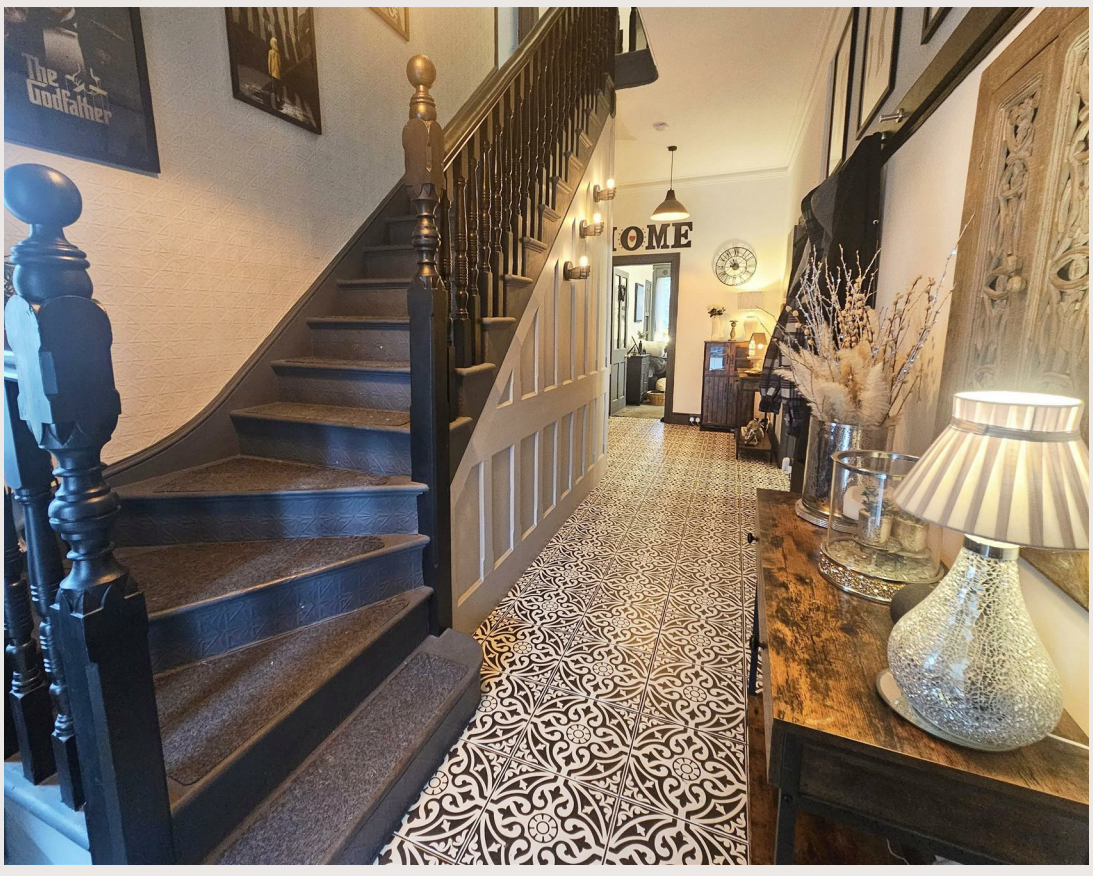
Gardens and grounds
The Beeches is approached via a wrought iron gate onto the private drive lined with mature Beech trees and leads through a gated entrance with parking for a number of cars. The garden extends to approximately 1.5 acres and has a large expanse of formal lawn wrapping around two sides of the property with this leading to a more natural meadow with shrubs, trees and a pond. There are mature shrubs placed in the centre with a pond with lighting around the edges and under some of the shrubbery, creating a wonderful ambiance when relaxing or entertaining in the outdoor kitchen space with Gazebo, with heating and lighting, and large patio space. Off the utility there is a courtyard with a gate leading back out to the drive and the outbuildings.

Outbuildings
Detached Garage 4.75m x 2.47m with light and power
Stable 4.75m x 2.37m
Workshop 3.48m x 4.84m
Kennel with enclose

Location
The village of Beguildy benefits from a traditional pub, and has a village shop and post office and is situated 8 miles from Knighton (Tref y Clawdd) which is located in Mid Wales, and is a market town within the historic county boundary of Radnorshire, lying on the river Teme, with a railway station on the Heart of Wales line. The Offas Dyke footpath is a 177 mile National Trail footpath that closely follows the England/Wales border. It opened in 1971 from Prestatyn to Chepstow with Knighton sitting at the half way point with a visitors centre. Knighton has a primary school, supermarket, leisure centre and many other smaller independent shops.

Services
Mains water, electricity, oil fired heating and drainage Septic Tank. Council Tax Band H.

Agents notes
Please note as this property is a former vicarage therefore there are restrictions in place that don't allow certain business premises to be run from from the property.

Anti-money Laundering Regulations 2007
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Directions
From Knighton take the B4355 for approximately 8 miles and on entering the village of Beguildy, take the right straight after the village shop and follow the drive and The Beeches will come into view.