



Holters

Local Agent, National Exposure

The Laurels, Gear Road, Forden, Welshpool, SY21 8NL

Offers in the region of £375,000



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Peaceful, practical and beautifully maintained, The Laurels is a detached home with flexible accommodation and exceptional gardens. With plenty of parking, excellent storage and no onward chain, it is ready for its next chapter.

- Detached, Dormer Bungalow
- Kitchen / Breakfast Room with Adjoining Utility
- Car Port & Off-Road Parking
- No Ongoing Chain
- Three Bedrooms
- Two Reception Rooms & Conservatory
- Countryside Views
- Two Shower Rooms
- Beautiful & Generous Gardens
- Village Location

The Property

The Laurels is a detached dormer bungalow occupying a peaceful position on the edge of Forden, within easy walking distance of the village. Beautifully presented and generously proportioned throughout, it offers flexible accommodation over two floors, including a ground floor bedroom and shower room, while the beautifully landscaped gardens extend down to a brook at the far boundary with open countryside beyond.

The property is approached via a brick paved driveway leading to a generous gravelled parking area, with a covered carport providing sheltered access to the utility room and rear garden.

Inside, the entrance hall is bright and welcoming, with useful understairs storage. The sitting room is a comfortable and inviting space centred around a oil-fired wood effect stove set within a handsome carved timber surround, while an internal window borrows light from the conservatory beyond. The conservatory is a lovely place to sit in any season, opening directly onto the raised terrace and enjoying views across the garden.

The dining room is a well proportioned separate reception room with oak effect flooring, comfortably accommodating a full dining table and sideboard, and

sits conveniently alongside the kitchen. The kitchen and breakfast room is a sociable heart of the home, fitted with cream shaker style units, a built in double oven, hob and extractor, integrated dishwasher and a peninsula breakfast bar with seating for four. Twin windows flood the room with natural light. Beyond, the matching utility room provides additional cupboards, space and plumbing for a washing machine, tumble dryer and freezer, together with a door leading to the carport.

A third bedroom, currently used as a study, and a ground floor shower room complete the accommodation on this level, providing excellent flexibility and the option of single storey living if required.

Upstairs are two further double bedrooms tucked beneath the dormers, both enjoying pleasant views over the surrounding greenery and extensive built in eaves storage. A separate dressing room off the landing offers flexibility as a nursery or home office, while a second shower room serves the first floor. Storage throughout the house is exceptionally generous.

The gardens are a real highlight. A raised terrace stretches across the rear of the house, perfectly positioned for outdoor dining while overlooking the

garden. Steps lead down to paved and gravelled areas planted with roses, hydrangeas, clipped shrubs, raised beds and a rose covered pergola. A large shed provides excellent storage and workshop space, while a gate opens into the main lawn, where 2 established fruit trees, mature hedging and the gentle slope down to the brook create a wonderfully peaceful setting with open fields beyond.

Owned by the same family since 2001, during which time the conservatory, utility room and carport have all been added, The Laurels is offered with no onward chain. It is an exceptionally well cared for home combining flexible accommodation, generous parking, excellent storage and beautifully established gardens in a peaceful village setting.

The Location

Forden is a popular village on the Mid Wales border, lying just four miles from the market town of Welshpool. Surrounded by rolling countryside yet well placed for everyday convenience, it offers a welcoming community and an excellent balance between rural living and accessibility.

The village has a well-regarded primary school, village hall and traditional pub, with a strong community spirit at its heart. The surrounding countryside provides



excellent opportunities for walking, cycling and exploring, while the nearby Montgomery Canal and Offa's Dyke Path offer miles of scenic routes to enjoy.

The nearby town of Welshpool provides a wide range of supermarkets, independent shops, cafés, restaurants, healthcare facilities and leisure amenities, together with the historic Powis Castle and Gardens. Secondary education is available in Welshpool, with further schooling options in Newtown, Oswestry and Shrewsbury.

Transport links are excellent for a rural location. The A458 provides convenient access to Welshpool and Shrewsbury, while Welshpool railway station offers regular services to Shrewsbury, Birmingham and the Cambrian Coast.

Combining the peace of village life with easy access to nearby towns and beautiful countryside on the doorstep, Forden is a wonderful place to call home.

Tenure
We are informed the property is of freehold tenure.

Heating
The property has oil fired central heating.

Services
We are informed the property is connected to mains services.

There is a shared drainage system with neighbouring properties

Broadband
Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Council Tax
Powys County Council - Band F

What3Words
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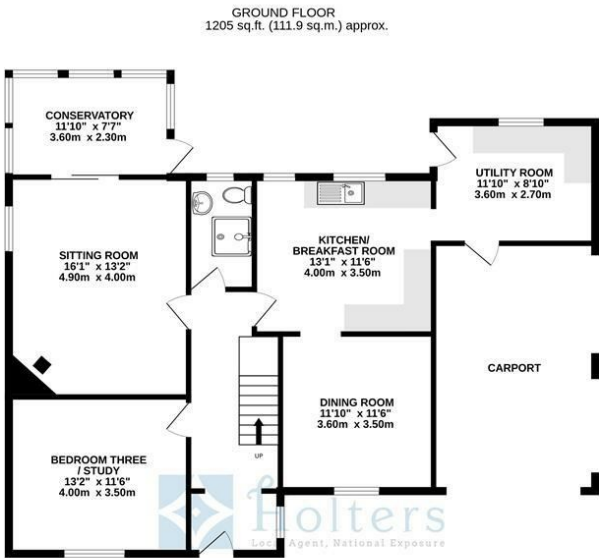
Nearest Towns/Villages
Montgomery - 3 mile
Welshpool - 4 miles
Newtown - 10 miles
Shrewsbury - 20 miles
Aberystwyth - 54 miles

Referral Fees
Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection
Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd 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.



TOTAL FLOOR AREA : 1669 sq.ft. (155.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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