



The Beeches,
Beguildy, Knighton, LD7 1YE

Offers in the region of
£550,000

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This impressive traditional Victorian period property sits in lovely grounds tucked away just off the village of Beguildy in the Upper Teme Valley. With seven bedrooms, four reception rooms, 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 still has potential for further development!

- Detached Victorian property
- Period features
- Four reception rooms
- Seven bedrooms
- Large gardens and outbuildings
- Village location
- A must view

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.



Introduction

The Beeches is a wonderful detached stone period property which has many period features throughout set in lovely grounds extending to approximately 1.5 acres with a range of outbuildings, ample parking, countryside views and located just off the village of Beguildy in the heart of the Upper Teme Valley.

The accommodation comprises: entrance porch, cloakroom, hall, sitting room, dining room, study, snug, kitchen/breakfast room, utility, store room, seven bedrooms, shower room, bathroom, 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. To the front is a very useful study with feature fireplace and patio doors leading out onto the garden and a window overlooking the front garden. 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 sitting room is located to the far end with windows overlooking the garden, patio doors onto the garden 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, new 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, 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.

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On the first floor there are six bedrooms, ensuite shower room and family bathroom. Across the front of the property there are three double bedrooms which are all dual aspect and are flooded with light. Bedroom 2 has a door leading into the shower room ensuite which has a second door back onto the landing. Bedroom 4 and 5 are located across the landing, with bedroom 4 having built in wardrobes, the family bathroom is fitted with a sink, bath and separate shower. The current owners have explored the option of incorporating bedroom 7 and the WC into bedroom 3 and creating another ensuite and dressing area.

On the second floor there is bedroom 6 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 the necessary permission's being obtained.

Gardens and parking

The Beeches is approached over the drive lined with Beech trees and leads to the drive 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. Off the utility there is a courtyard with a gate leading back out to the drive and the outbuildings.

Outbuildings

Garage 4.75m x 2.47m
Stable 4.75m x 2.37m
Workshop 3.48m x 4.84m

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 TBC. Council Tax Band TBC

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