



Cae Glas, Penybont Road, Whitton, LD7 1NP  
Offers Over £375,000

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# Cae Glas Penybont Road Whitton

A fantastic detached family home set in the heart of the village of Whitton with views onto the surrounding hills near the border towns of Knighton and Presteigne. The property has three bedrooms, three reception rooms, light spacious accommodation, large level gardens and parking for a number of cars. Viewing this property is highly recommended.

- Detached family home
- Three double bedrooms: two bathrooms
- Three reception rooms: living room, dining room and office
- Well presented throughout
- Large level gardens and orchard
- Driveway parking for a number of cars
- Solar panels, oil fired heating

## Material Information

**Offers Over** £375,000

**Tenure:** Freehold

**Local Authority:** Powys

**Council Tax:** F

**EPC:** D (64)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

Cae Glas, meaning Green Field in English, is a fantastic detached property with beautifully presented accommodation throughout with light and open rooms situated in a great location backing onto farmland and rural views all around. The property has been updated by the current owners with parquet flooring through the ground floor, modern kitchen and bathrooms, multi-fuel stoves in the reception rooms set in a level plot with large gardens, outbuildings, orchard and parking for a number of vehicles.

The accommodation comprises: entrance hall, living room, dining room, kitchen/breakfast room, conservatory, office/fourth bedroom, three bedrooms, ensuite shower room, family bathroom, utility, cloakroom and outdoor store rooms.

## Property description

The front door leads into a handy porch with bench seats to either side and leads through to the impressive central hallway with original parquet flooring and staircase rising to the first floor, window to the rear and doors leading off to the living room and dining room. The dining room to your right also has parquet flooring, view over the front garden, fireplace with inset multi-fuel stove and a door leading to the kitchen/breakfast room. The kitchen/breakfast room is a light and spacious room with central island, a range of wall and base units, integrated oven, hob, dishwasher and space for fridge with tiled flooring and a door leading out to the rear porch, ground floor cloakroom and a good sized utility for your washing machine etc. From the kitchen/breakfast room a further door leads through to the conservatory which runs the rear of the house with views onto the fields behind and has doors out to the rear garden. A third door leads you back into the hallway and into the living room with a window overlooking the front garden, fireplace with inset multi-fuel stove, parquet flooring, door into the home office with a window to the rear and a door leading to the driveway. This could also be a fourth bedroom or annexe space as it has its own external door.

On the first floor the central landing has a view over the fields to the rear and doors leading off to the bedrooms and family bathroom. The main bedroom to the right is a spacious room with built-in wardrobes down one wall and an ensuite shower room to the left with a white suite. There are two further double bedrooms and a family bathroom with a white four piece suite. white tiling on the walls, mosaic border and a black tile effect flooring. There is also a very handy airing cupboard to the end of the landing.

## Gardens, parking and outbuildings

Cae Glas has large gardens that wrap around the property with a boundary wall with wrought iron fence that borders the front and sides and concrete path leading to the front door and around the side of the house. The majority of the garden is laid to lawns with mature shrubs in the corners and a patio area at the back of the house. The orchard is accessed via a galvanised gate and is planted with fruit trees. To the side is a large tarmac driveway with parking for a number of vehicles and wrought iron gates that lead into the lawned area to the side of the house and then across the rear.

The property has two outbuildings and an open area that has a storage shed and oil tank. Both store rooms have light and power and are perfect for storage or could be utilised further as office space/workshops etc (subject to necessary permission being obtained)

## Location

The property is located within Whitton, which is a small village situated near the market town of Knighton, under 4 miles and Presteigne, just over 4 miles. Whitton itself has a community hall and offers stunning walks. The two market towns offer a wide range of amenities, with Knighton providing a library, large supermarket and a train station with links to Shrewsbury and Swansea. Presteigne has a primary school, secondary school, and leisure centre. Its high street has a marvellous range of independent shops, a great range of eating and drinking venues, a French & Moroccan wine bar and several other pubs. The thriving community offers local events including a popular market which is held once a month.

## Agents notes and services

Prospective buyers are advised the property is being sold as a FREEHOLD. The property has oil fired heating with a combi boiler and the heating is dual zone for upstairs and downstairs. The property has mains water and drainage to a septic tank in the orchard. The property has solar panels providing electricity, further details are available from the sellers.

Prospective purchasers are also advised the neighbouring property has their septic tank in the orchard belonging to Cae Glas.

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

On entering the village of Whitton on the B4357 from Knighton, at the crossroads turn right. The property is located on the right hand side after a short distance as indicated by our 'for sale' board.



