



Holters

Deatswore Llanfair Road, Newtown, SY16 2DN

Offers in the region of £310,000



Holters
Local Agent, National Exposure

Deatswore Llanfair Road, Newtown, SY16 2DN

An exciting opportunity to acquire a much-loved four bedroom home, set within generous gardens in an exceptional elevated position. Offered with no onward chain.

- Desirable, Detached Home
- Family Bathroom & Additional WC
- Wraparound Gardens
- Envable Location
- Substantial Plot
- Kitchen & Adjoining Utility
- Garage & Ample Off-Road Parking
- Four Double Bedrooms
- Three Reception Rooms
- Huge Potential

The Property

Offered for sale for the first time since it was built in 1972, Deatswore is a detached four bedroom chalet-style home occupying a generous elevated plot with far-reaching views across the valley to the hills beyond. A much-loved family home for over fifty years, it offers spacious accommodation, beautiful gardens and an enviable setting, with an exciting opportunity for its next owners to update and personalise it to their own taste.

The accommodation is far larger than first impressions suggest. A welcoming hallway with a striking open-tread hardwood staircase and parquet flooring sets the mid-century tone and leads through to a generous living room, also laid with parquet flooring, featuring a fireplace and French doors opening onto the garden. Glazed double doors connect to the dining room, creating an easy flow for family life and entertaining, while the adjoining sun room is perfectly positioned to enjoy the wonderful views. The kitchen has remained largely unchanged since the property was built, offering plenty of scope to create a space suited to modern living, with a utility area and separate WC beyond. Also on the ground floor are a double bedroom and the family bathroom,

fitted with both a bath and separate shower.

Upstairs are three further double bedrooms, two of which are particularly generous in size, with extensive built-in wardrobes and dormer windows framing the beautiful outlook across the valley and surrounding countryside.

Outside, the gardens are a real highlight. A sweeping concrete driveway provides parking for numerous vehicles and leads to the garage and carport, while the generous gardens wrap around the house with paved seating areas, lawns, mature trees, established shrubs and colourful wildflowers, creating a peaceful and private setting. A stream runs along the bottom of the garden, while the elevated position ensures the far-reaching views can be enjoyed throughout the seasons.

Homes like Deatswore are becoming increasingly difficult to find. Combining generous accommodation, a substantial plot and an exceptional setting, it is a rare opportunity to acquire a well-loved home and enjoy putting your own stamp on it for many years to come.

The Location

Newtown (Y Drenewydd) is the largest town in Powys, lying in the heart of Mid Wales and surrounded by hills and open countryside.

As a well-established market town, Newtown offers a wide range of services, schools and leisure facilities, making it a practical and popular choice for everyday living. The town has a strong educational offering, including a number of primary schools and Newtown High School and Sixth Form, which is well regarded locally. Post-16 and vocational education is available at Coleg Powys, providing further learning opportunities close to home.

Day-to-day needs are well served, with a mix of independent shops, supermarkets, cafés, restaurants and public houses, alongside medical facilities and other essential services. Cultural and leisure amenities include Theatr Hafren, Oriel Davies Gallery and the Robert Owen Museum, contributing to an active and well-supported town centre.

For those who enjoy sport and outdoor activity, the surrounding countryside offers excellent walking and cycling routes, while the town itself is home to



a wide range of sports clubs, gyms and recreational facilities. Newtown AFC is based at Latham Park, and there are established clubs for rugby, cricket, tennis and other sports.

Newtown is well connected, with a mainline railway station providing regular services along the Cambrian Line, as well as local bus routes and coach services, making it a practical base for commuting and wider travel.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has the benefit of gas fired central heating.

Services

We are informed the property is connected to mains services.

It has a private drainage system

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

Nearest Towns / Villages

- Llanfair Caereinion - 11 Miles
- Llanidloes - 13 Miles
- Welshpool - 14 Miles
- Knighton - 21 Miles
- Llandrindod Wells - 24 Miles
- Machynlleth - 28 Miles
- Shrewsbury - 32 Miles
- Aberystwyth - 42 Miles

What3Words

Monday.fatherly.articulated

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

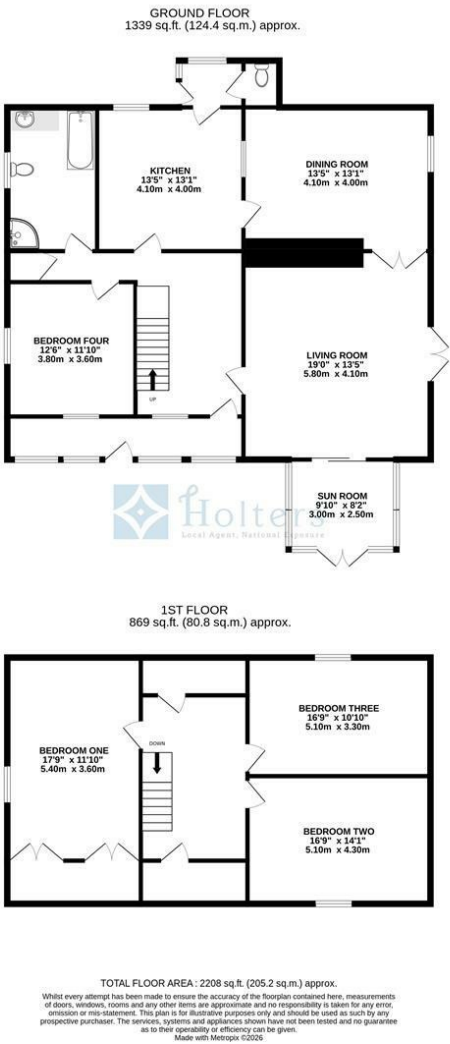
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

