

SAMUEL WOOD

3 Rowan Court, Caerhowel, Montgomery, Powys, SY15 6FG

Offers Over £400,000



3 Rowan Court

Caerhowel, Montgomery, Powys, SY15 6FG

4 3 3 A

- Well Presented Four-Bedroom Detached Home
- High-Specification Kitchen with Integrated Appliances
- Detached Garage & Three-Car Driveway
- Excellent Views Over Open Countryside
- Convenient For Montgomery, Welshpool & Newtown
- Pleasant Cul-De-Sac Position
- Two En-Sutes & Family Bathroom
- Eight Solar Panels with Battery Storage
- Popular Rural Village Location
- *EPC Rating A*



Well presented throughout, this attractive four-bedroom detached home enjoys a private position within a popular village location, set in the scenic upper Severn Valley countryside close to the historic town of Montgomery and the English border. Conveniently situated for the market towns of Welshpool and Newtown, the property also benefits from its peaceful rural setting near the River Severn. The home offers generous and versatile accommodation, including a feature log burner, two further reception spaces, a high-specification kitchen and separate utility. Upstairs are four bedrooms, two with en-suites, plus a family bathroom. Outside, there is a detached garage, three-car driveway, gated side access and excellent rural views to the rear. Solar panels with battery storage further enhance the property's appeal.



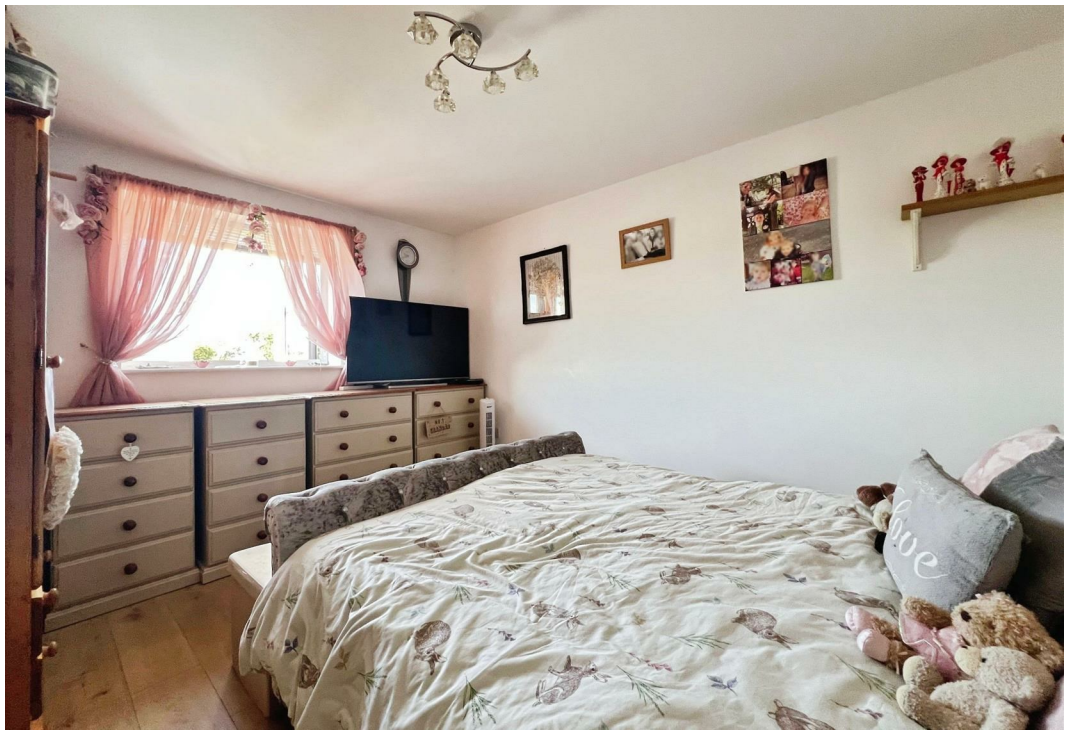
The ground floor offers a versatile layout ideally suited to modern family life. The main living room features a log burner and double doors opening onto the rear, while the separate dining room and snug provide additional space for entertaining, relaxing or working from home. The high-specification kitchen includes integrated appliances, an integrated microwave and Calor gas range cooker, complemented by a separate utility room and downstairs WC. Oak flooring runs throughout the main ground-floor accommodation, with tiled flooring to the kitchen and utility.

The first floor provides four well-proportioned bedrooms, two of which benefit from en-suite facilities, together with a family bathroom. The accommodation offers flexibility for family members, guests or home working. The partially boarded loft provides useful storage and houses the battery storage associated with the property's eight solar panels.

The property occupies a private position within a quiet rural residential setting and enjoys excellent countryside views to the rear. A three-car driveway provides ample off-road parking and leads to the detached garage, while gated side access adds practicality. The location combines a peaceful countryside lifestyle with convenient access to Montgomery, Welshpool and Newtown, and is situated within the scenic upper Severn Valley near the River Severn.



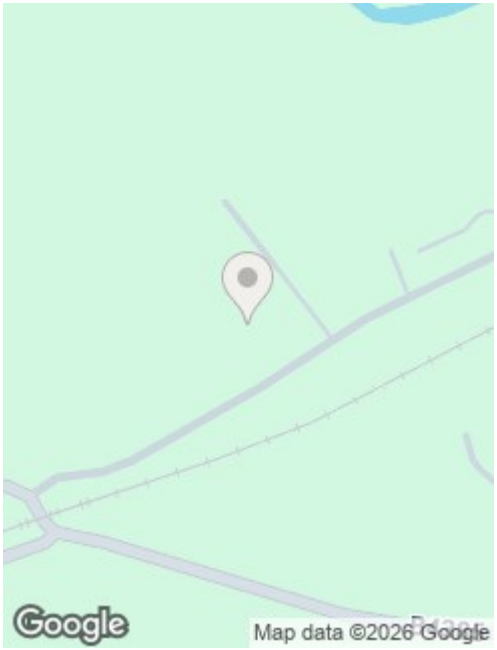












Directions

What3words: ///reports.costumed.seasonal

Services: We understand that the property has oil heating, mains electricity, solar panels with battery storage, mains water and private drainage: Shared electric-powered wastewater treatment plant serving four properties, with multi-stage treatment and discharge of treated water to the adjoining field. Shared maintenance costs, please ask agent.

Broadband Speed: Basic 3Mbps & Superfast 80 Mbps - fibre optic broadband due to be installed to the premises.
Results provided by Ofcom and correct at time of listing

Flood Risk: River & Sea - Very Low.

Tenure: We understand the tenure is Freehold.

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
01597 826000

Council Tax Band:

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

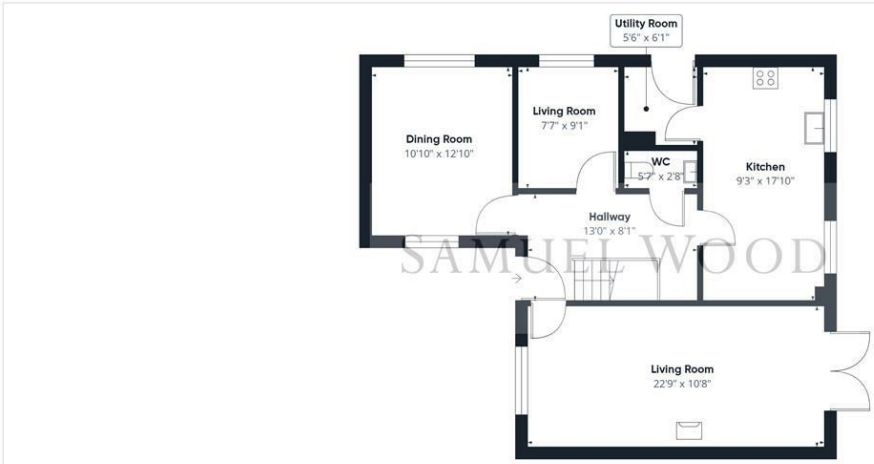
Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.

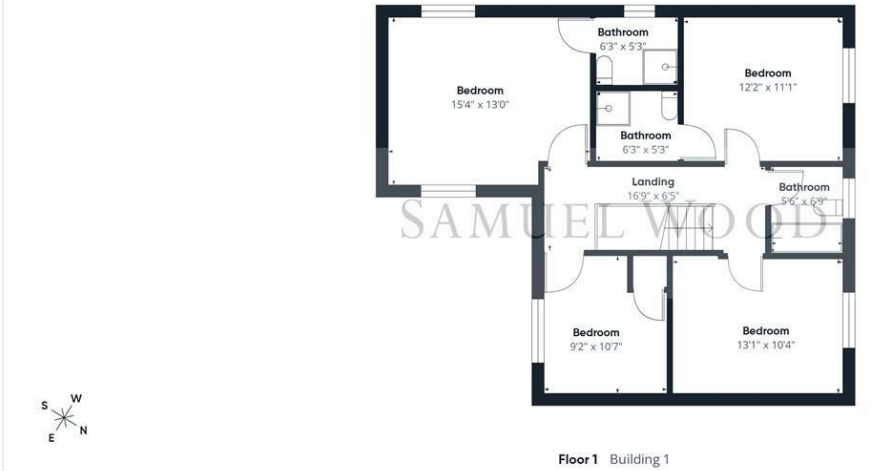




Floor Plans



Floor 0 Building 1



Floor 1 Building 1

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Approximate total area(1)

1527 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.