



1 & 2 Priors Meadow, Middletown, Powys

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BNP PARIBAS GROUP 



# 1 & 2 Priors Meadow Middletown, Powys SY21 8DF

Priors Meadow is a select development of only two contemporary detached homes located within a popular village on the Welsh/English borders with wonderful hillside views

Welshpool 6.4 miles, Shrewsbury 13 miles, Oswestry 18 miles, Chester 45 miles, Barmouth 53 miles, Aberdovey 54 miles

Kitchen/family room | Sitting room | Dining hall | Utility room | Study | 4 Bedrooms  
Dressing room | 2 En suites | Family bathroom  
Cloakroom | Underfloor heating | Balcony | Log burner | Double width garage | Car charger  
Driveway | Hillside Views | EPC Rating TBC

## The properties

Priors Meadow sits in an enviable position enjoying views of the surrounding hillside, this wonderful development of only 2 four bedroom detached homes is located in the popular Welsh village of Middletown. The properties offer generous flexible accommodation of around 1728 square feet over two floors and benefit from modern fixture and fittings including well equipped kitchens, stylish en suites and bathroom, under floor heating via air source heat pump, solar panels, car charger and log burner.

The welcoming entrance leads to a vestibule which in turn leads to the inner dining hall, all of the ground floor rooms are accessed from the dining hall, and an attractive staircase leads to the first floor. The spacious triple aspect kitchen/family room has bifold doors which give access to the garden, ideal for both entertaining and al fresco dining. The front aspect sitting room has bifold doors and a log burner. The kitchen area offers an extensive range of wall and floor units and is fully equipped with

modern appliances including oven, induction hob, dishwasher and fridge freezer. The separate utility room benefits from eye and base level cupboard units incorporating space for a washing machine and tumble dryer, a door from the utility room gives access to the side of the property. On the first floor there are four bedrooms and family bathroom. The principal bedroom which has bi fold doors and balcony also benefits from a walk in dressing room and stylish en suite shower room. Bedroom two also has en suite shower room.

## Outside

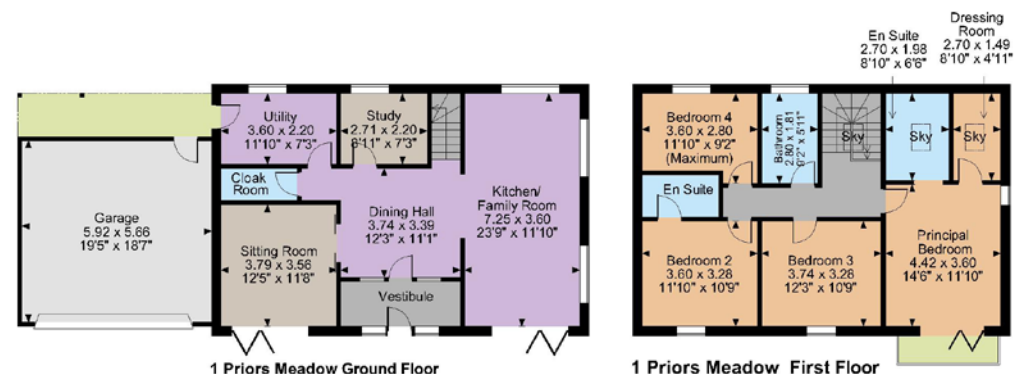
The garden is mainly laid to lawn and has a paved patio and outside tap. Both properties benefit from double width garages with electric doors, power and light, eaves storage, car charging points, approached via a shared driveway giving parking for numerous cars.

## Location

Priors Meadow is located within a small village close to the Welsh/English borders. Welshpool can be found within 6.4 miles, sitting in the upper reaches of the Severn Valley, surrounded by the rolling hills of Montgomeryshire and the glorious unspoilt countryside of Mid Wales. This picturesque market town provides local amenities as well as a range of restaurants, inns and cafes. A number of outdoor activities can be found nearby, including mountain biking, walking and sailing at Lake Vyrnwy.

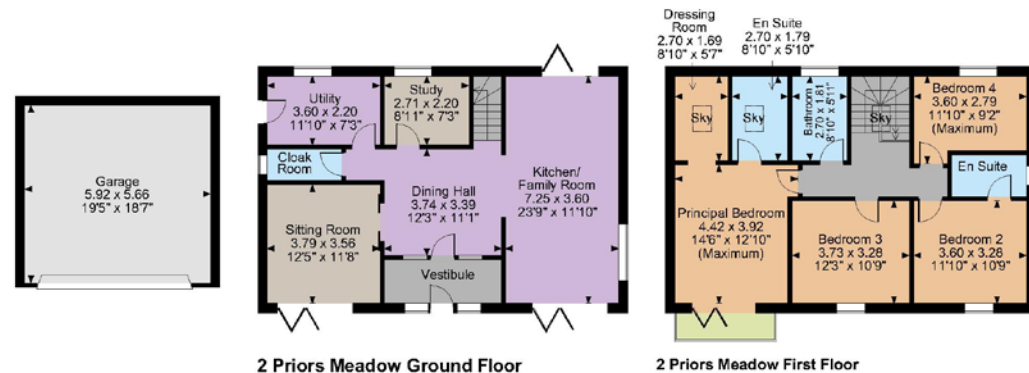
Road access is good with the A458 linking to Welshpool, the A483 to Oswestry and the A489/A49 to Ludlow. A local rail service can be found at Welshpool and connects to intercity services via Shrewsbury to Birmingham, Chester and Hereford. There are a range of primary schools available in the area, including Welshpool, Church Stoke and Leighton whilst secondary schools in both the private and state sectors can be found at Shrewsbury and Oswestry.

Priors Meadow, Middletown  
1 Priors Meadow internal area 1,728 sq ft (161 sq m)  
Garage internal area 361 sq ft (34 sq m)



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Priors Meadow, Middletown  
2 Priors Meadow internal area 1,728 sq ft (161 sq m)  
Garage internal area 361 sq ft (34 sq m)



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## Directions

Follow sat nav to SY21 8DF  
What3words: canoe.glossed.bars

## General

**Local Authority:** Powys

**Services:** Mains water, drainage and electricity.  
Air source heat pump.

**Council Tax:** Unallocated.

**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale.

**Tenure:** Freehold

**Guide Price:** £525,000 each

**Warranty:** ABC – 10 years

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

**Agents note:** All images used are CGIs.

The ownership of the driveway is shared equally and access is granted to both properties. Maintenance costs will be split 50/50, please consult your solicitor for verification.

## Shrewsbury

Theatre Royal, 16 Shoplatch, SY1 1HR

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