



£475,000 Guide Price

Coach House, Leighton, Welshpool

Barn Conversion | 4 Bedrooms | 3 Bathrooms

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# Step Inside

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## Key Features

- Exquisite Bespoke Carpentry & High-End Finish
- Stunning Vaulted Ceilings & Exposed Beams
- Luxurious Underfloor Heating & Individual Room Control
- Beautifully Designed Kitchen with Premium Appliances
- Flexible Ground Floor En-Suite Bedroom
- Ample Parking & Detached Garage
- Private & Secure Rear Garden with Sun Terrace
- Tranquil Village Location with Welshpool Amenities Nearby
- Exceptional Entertaining Spaces

## Property Description

The Coach House presents a rare opportunity to acquire a newly converted barn that seamlessly blends historic character with contemporary luxury. This exceptional property is a testament to exquisite craftsmanship, boasting bespoke carpentry and an impressive finish throughout.

## Main Particulars

Welcome hall | Living room | Downstairs WC | Kitchen/breakfast | Utility | Orangery | Ground floor bedroom en-suite | 3 further Bedrooms upstairs (1 with en-suite) | Family bathroom | Detached garage

Council Tax Band: E (Powys County Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: LPG, Underfloor

Water supply: Mains

Sewerage: Septic Tank

### Step Inside a World of Bespoke Design

From the moment you approach, the oak front door, sheltered by an inviting oak storm porch and adorned with a wrought iron handle, hints at the quality within. Enter the welcoming hall, where beautiful herringbone parquet flooring guides your eye. Immediately to your right, a truly magnificent oak turn case staircase rises to the first floor, a sculptural work of art in itself. Adjacent to the main staircase, steps lead down to a convenient ground floor en-suite bedroom, offering flexibility and privacy. Straight ahead, the hall opens into the sophisticated kitchen and breakfast area, while to your left, an impressive living space awaits. A thoughtfully placed downstairs WC is also located off the hallway, between the kitchen and living areas.

### Unwind in Grandeur

The impressive living room is the heart of this home, featuring a full-height vaulted ceiling with original exposed beams that create a striking architectural feature and a sense of grandeur. Flooded with natural light from Velux windows and a charming circular window, this unique space is bathed in warmth. Original openings have been meticulously restored, including an arched opening cleverly transformed into a large window with an oak sill below. A second oak staircase ascends from this room, and a glazed door provides access to the orangery, a fantastic space for entertaining.

### Culinary Delights and Seamless Entertaining

The tastefully designed kitchen features elegant shaker-style grey units complemented by sleek white quartz work surfaces and a complementary white tiled backsplash. Neutral stone tiled flooring adds warmth underfoot. Integrated appliances include an electric oven with an induction hob and extractor hood, an integrated fridge, freezer, and dishwasher. A door from the kitchen provides direct access to the private rear garden. Off the kitchen, a convenient utility room offers additional storage, a sink, and space for laundry facilities.

### **An Entertainer's Dream Orangery**

From the kitchen, two steps lead up to a spacious orangerie, an exceptional space featuring surround glazed windows that flood the room with light and offer captivating views over the garden. Double doors lead directly out to the garden, and further double glazed doors connect seamlessly to the living space, creating an expansive area perfect for entertaining. The orangerie boasts vaulted ceilings and exposed ceiling beams, while chunky oak has been exquisitely carved to frame the garden views beautifully, adding another layer of bespoke craftsmanship.

### **Private Retreats and Luxurious Baths**

The ground floor bedroom is a bright and inviting space, benefiting from two windows to the front. Wooden flooring and exposed ceiling beams add character and warmth. The en-suite bathroom is both tasteful and modern, featuring a WC, a vanity sink unit with storage, a shower with both rainfall and handheld heads, a heated towel rail, and an illuminated mirror.

Ascend the main staircase from the hall to discover three generous bedrooms, one of which boasts its own en-suite shower room, and a well-appointed family bathroom. Upstairs, characterful vaulted ceilings with exposed beams continue the theme of bespoke design, and an abundance of natural light creates an airy and inviting atmosphere throughout.

### **Outdoor Paradise**

To the side of The Coach House, a brick-paved driveway offers ample space for multiple vehicles. A detached garage with an electric shutter door provides secure storage. Wrought iron, waist-height fencing opens into the rear garden, which is mainly laid to lawn. A low-level brick wall topped with timber fencing above secures the space, offering privacy. Stone paving creates a path from the driveway to the garden, and thoughtfully wraps along the side of the property, creating a delightful sun terrace perfect for al fresco dining or simply enjoying the outdoors.

### **Services**

The Coach House boasts modern comforts with LPG gas central heating and underfloor heating throughout, ensuring a cosy and consistent warmth no matter the season. For ultimate control, each room is individually regulated, allowing you to tailor the temperature to your precise preference. This property benefits from a shared, recently installed septic treatment plant, offering an environmentally conscious waste solution. Furthermore, the home is connected to both mains water and electricity, providing all the essential utilities for modern living.

### **Location**

Leighton is a picturesque village nestled in the heart of Powys, just 2 miles from the market town of Welshpool. It offers a tranquil rural lifestyle with stunning views across the Severn Valley towards the iconic Powis Castle. The village is steeped in history, stretching from the fertile fields along the River Severn to the wooded slopes of the Long Mountain, with ancient Roman roads & Offa's Dyke nearby. Leighton boasts a thriving community spirit, supported by a busy village primary school, an active church & a popular village hall that hosts numerous clubs & events. While enjoying a peaceful setting, Leighton benefits from its close proximity to Welshpool, providing a comprehensive range of amenities, including high street shops, supermarkets, & various recreational and sporting facilities. For those who appreciate the outdoors, the area is a haven for country pursuits, with abundant opportunities for walking, cycling, & horse riding amidst the beautiful, unspoiled countryside.

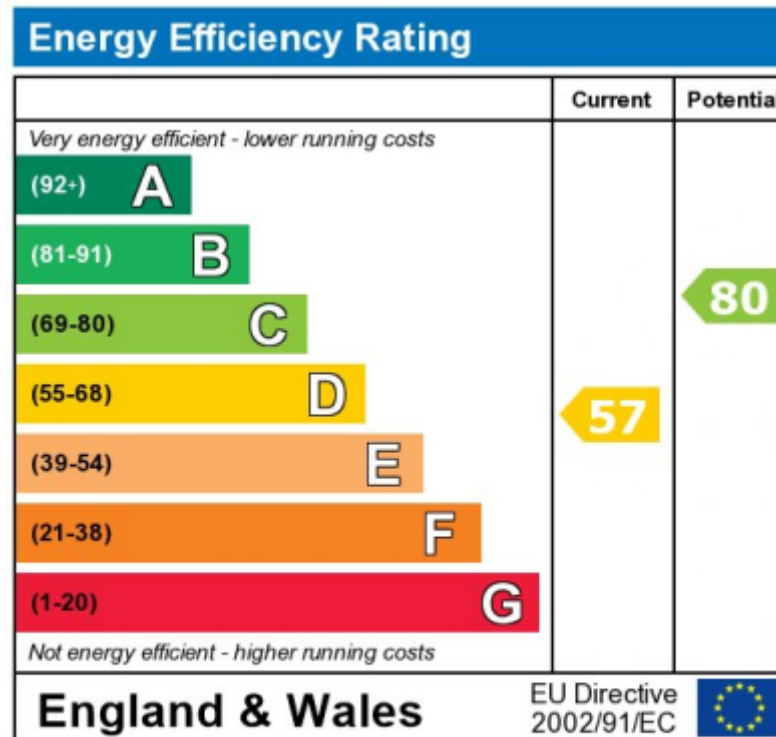






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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