



Holters

Local Agent, National Exposure

**Waterlily Cottage Churchstoke, Montgomery, SY15 6AH**

**Offers in the region of £385,000**



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## Waterlily Cottage Churchstoke, Montgomery, SY15 6AH

Discover your energy-efficient dream home! This 2005-built gem enjoys spacious accommodation, four generous bedrooms, ample parking and a secure space for your caravan. Don't miss out on this one of a kind property, call us today to arrange a viewing.

### Key Features

- Energy-Efficient Home with Solar Panels
- Ample Parking for Multiple Vehicles
- Secure Enclosed Space for Caravan/Motorhome
- Large Timber Workshop/Garage
- Well-Maintained Garden
- Ground Floor Bedroom with Stylish En-suite Shower Room
- Three Further Double Bedrooms, Two with Wardrobes
- Spacious L-Shaped Kitchen/Dining/Living Room
- Convenient Utility Room
- EPC C

### The Property

Welcome to this meticulously crafted detached home, built in 2005 to a high specification by the current owner. This exceptional property boasts parking for multiple vehicles and a secure enclosed space for a caravan/motorhome, alongside a large timber workshop/garage. The home's construction by the current owners ensures exceptional energy efficiency, with high levels of insulation and the added benefit of solar panels utilized for water heating.

Upon entering, you are greeted by a charming porch leading into a spacious hallway with a convenient cloakroom. The ground floor features a large L-shaped

kitchen/dining/living room, ideal for both family living and entertaining, as well as a utility room. The ground floor bedroom is accompanied by a stylish en-suite shower room, exemplifying the property's attention to detail and comfort.

Moving to the upper level, you will find three generously sized bedrooms, two of which offer built-in wardrobes for added convenience. The landing includes a built-in airing cupboard and storage, while a well-appointed family bathroom completes the upstairs living quarters.

Stepping outside, the property reveals a beautifully maintained garden with well-fenced and hedged boundaries, providing a secure outdoor space. A garden shed and gravelled seating area offer additional practicality and charm to this enchanting property.

Located in a popular village, this detached home presents an exceptional opportunity to own a thoughtfully designed and well-maintained property. Its convenient energy-efficient features, ample parking, and versatile living spaces make it an ideal choice for discerning homeowners seeking both comfort

and functionality.

Don't miss the chance to make this remarkable property your own – schedule a viewing today and experience the charm and quality of this lovely home.

### The Location

A close knit and vibrant community, Churchstoke is situated in close proximity to the towns of Montgomery, 4.6 miles, Bishops Castle, 5.5 miles, Welshpool, 10 miles, Newtown, 11.5 miles away and Shrewsbury, 20 miles. Churchstoke offers a variety of amenities on your doorstep making it a very well serviced village as well as being a beautiful part of the world. These amenities include a large supermarket, Co-operative which in turn has a butchers, post office, launderette, garden centre, cafe and a fuel station. There are also two public houses, The Horse & Jockey and The Court House, a regular bus service to Montgomery, Newtown and Welshpool, a primary school, a Chinese takeaway, allotments, bowling green, and football club and a community centre.

Situated in the most stunning countryside setting overlooked by Todleth Hill, Roundton Hill and Corndon Hill, Churchstoke is a great



place for you to invite visitors to, especially those of an active disposition owing to the famous Offas Dyke trail which runs just to the west of the village. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see and variety of wildlife the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

### Tenure

We are informed the property is of freehold tenure.

### Council Tax

Powys Council - Band F

### Services and Heating

We are informed the property is connected to mains electricity, water and drainage and has the benefit of oil fired central heating..

### Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of up to 73MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

### Nearest Towns

Montgomery - 4.6 miles  
 Bishops Castle - 5.5 miles  
 Welshpool - 10 miles  
 Newtown - 11.5 miles  
 Shrewsbury - 20 miles

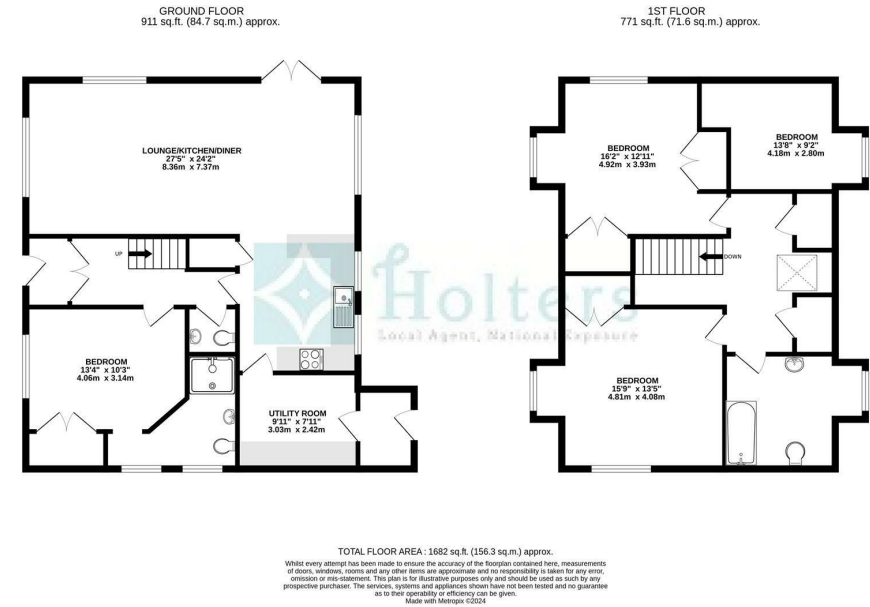
### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called

Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

### 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 vendor 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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