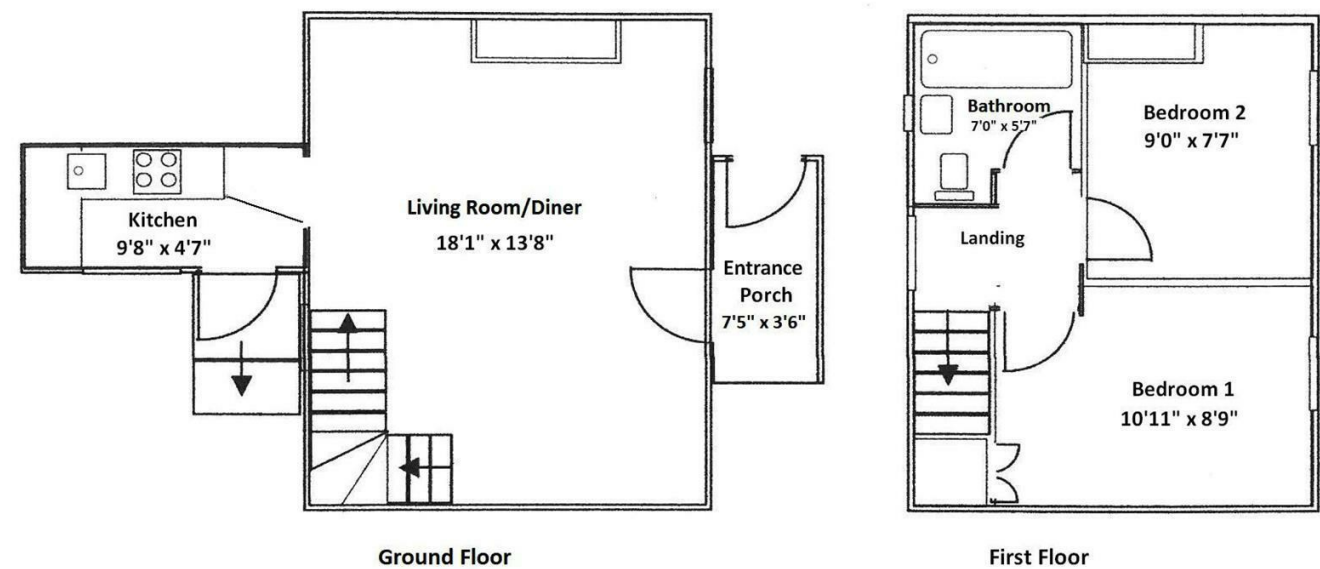


FOR SALE

5 Priest Weston Montgomery, Shropshire, SY15 6DE



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.



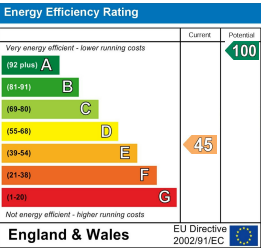
FOR SALE

Offers in the region of £225,000

5 Priest Weston Montgomery, Shropshire, SY15 6DE

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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Bishops Castle Sales
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1 Reception Rooms



2 Bedrooms



1 Bath/Shower Rooms



- Traditional end terrace cottage
- Beautiful views over hillsides
- In peaceful rural hamlet
- 2 bedrooms, bathroom
- Living room/diner, kitchen and porch
- Private terrace garden, off road parking

GENERAL REMARKS

5 Priest Weston is a very pretty traditional end terrace cottage which has been refurbished in a contemporary style and currently used as a holiday cottage. It is well presented with a spacious 18' lounge/dining room which has a woodburning stove as its focal point with a galley kitchen at the rear and timber framed porch at the front. Upstairs are two bedrooms and a bathroom.

Of particular note is the outside space which is quite private and provides off road parking together with a large stone terrace area which offers some beautiful country views of the surrounding hillsides which surround this peaceful hamlet.

The cottage is perfectly set up for those who wish to run a holiday let business or those seeking a peaceful bolt-hole as a country retreat.

SITUATION

The cottage is set in the heart of this pretty little village, just in England on the Shropshire /Powys border. Whilst amenities are limited, it does have a popular country inn and village hall whilst the closest village is Churchstoke 3 miles away. Stapely Hill, Mitchells Fold and Corndon Hill lie to the north and are popular with walkers and outdoor enthusiasts. The larger centres of Bishops Castle, Welshpool and the County town of Shrewsbury are within comfortable driving distance and offer a comprehensive range of services.

ACCOMMODATION

The off road car parking space lies to the side and the house can be approached through the garden or from the front to the:

ENTRANCE PORCH

7'5" x 3'6" (2.26m x 1.07m)

Timber framed with tiled floor and glazed entrance door into:

LIVING ROOM/DINER

18'1" x 13'8" (5.51m x 4.17m)

A well lit room of good proportions with a wood laminate floor, a feature fireplace with woodburning stove, radiator, under stairs cupboard, double-glazed windows, electric meter box and steps down to:

KITCHEN

9'8" x 4'7" (2.95m x 1.40m)

In a galley style with tiled floor, range of contemporary wall and base cupboards with integrated fridge, electric oven and four ring ceramic hob, stainless steel cooker hood, dishwasher and double-glazed window out to the stone paved terrace gardens.

A carpeted staircase rises to a First Floor Landing with country views to the rear and doors to:

BATHROOM

7'0" x 5'7" (2.13m x 1.70m)

With a white suite of WC, wash basin and bath with mixer shower and screen above, extensive wall tiling, Velux roof light, ladder radiator and wall mirror.

BEDROOM 1

10'11" x 8'9" (3.33m x 2.67m)

With double-glazed window to the front, fitted carpet, large storage cupboard and radiator.

BEDROOM 2

9'0" x 7'7" (2.74m x 2.31m)

With double-glazed window to the front, fitted carpet and radiator.

OUTSIDE

The property has a parking space off the village lane with a grassed area through a picket fence and steps up to a paved terrace, ideal for al-fresco dining and with fantastic views to the open hillsides and fields. A stone path leads past the hot tub (available by negotiation) to a path leading back to the front and separately to the kitchen at the rear. An external boiler and modern oil tank lie to the side.

SERVICES

Mains electricity and water. Private drainage. Oil central heating, woodburning stove and double-glazing. Currently an SWS satellite system provides internet connection.

NOTE: None of the services or installations have been tested by the Agents.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

DIRECTIONS

From Churchstoke, proceed up Hall Bank towards Old Churchstoke and Priest Weston. Continue on this minor road for about 3 miles into the village of Priest Weston bearing left. The house is situated in the middle of the village on the left.

COUNCIL TAX

Shropshire Council, previously A.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.