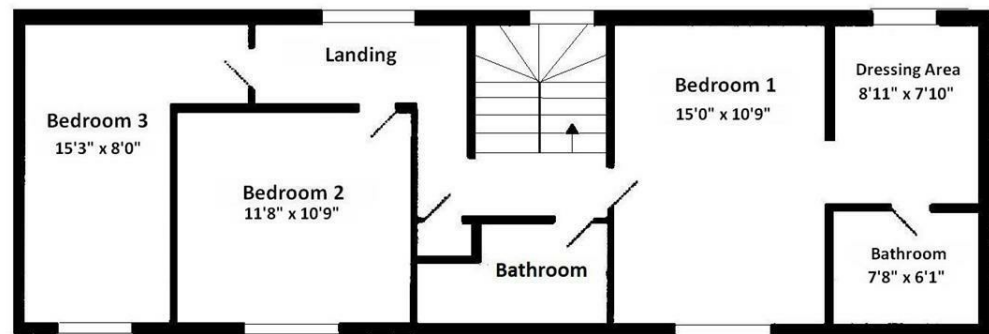
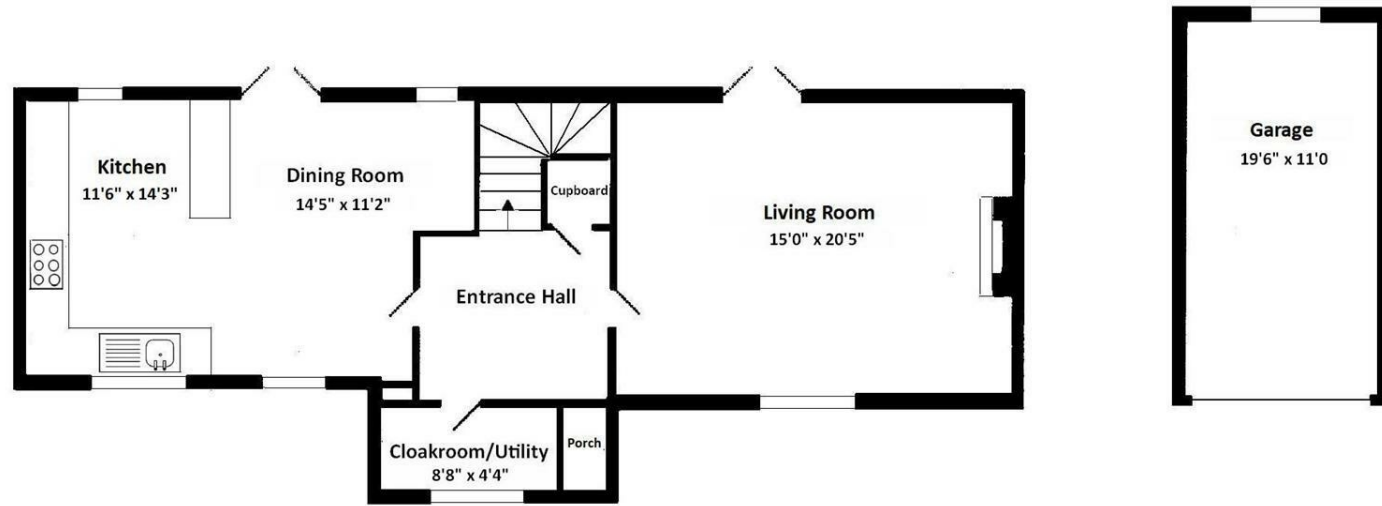


FOR SALE

Stable Cottage Pentrehyling, Churchstoke, Montgomery, Shropshire, SY15 6HU



FOR SALE

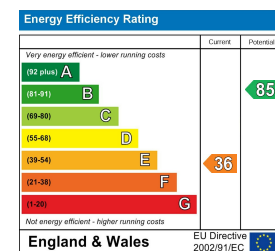
Offers in the region of £365,000

Stable Cottage Pentrehyling, Churchstoke, Montgomery, Shropshire, SY15 6HU

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



01588 638 755

Bishops Castle Sales
33b Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@halls.gb.com



A charming, characterful house set in a small enclave of five dwellings in a rural yet accessible setting. Converted from a barn, it boasts a wealth of timber features to its 3 bedrooms, dressing room, en-suite and family bathroom, living room, open plan kitchen/dining room, hall and utility/WC. Outside are manageable and pretty gardens with a single garage and summer house.



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- A characterful country home
- Wealth of original wall and ceiling timbers
- Accessible rural location
- 3 bedrooms, including dressing room
- En-suite and family bathroom
- Well appointed open plan kitchen/dining room
- Good sized living room with feature fireplace
- Private garden to front and back with single garage

GENERAL REMARKS

Stable Cottage is one of just five private dwellings set in a rural setting just on the English side of the Shropshire/Powys border. Originally converted in the late eighties to a high standard, the house boasts some beautiful internal wall and ceiling timbers and oak latch doors, together with a pleasing layout to its three bedrooms, the master suite having a dressing room and en-suite bathroom, with a further bathroom and delightful landing space. To the ground floor is a charming arrangement of a large living room with its focal point being the brick fireplace and multi-fuel stove, an open plan kitchen/dining room with a feature brick pillar, electric range style oven and French doors leading to the private rear garden. A hall and utility complete the inside.

Outside, there are manageable but very pretty gardens to front and rear, laid mainly to shaped lawned areas with edging borders stocked with a large variety of plants, shrubs and bushes. To one side lies the single garage with two parking spaces to the front. A summer house and terrace overlook the pleasant rear gardens.

SITUATION

The property is located in Shropshire in the borderlands of the old county of Montgomery. The area is very rural with beautiful countryside in most directions, yet it is most accessible, standing adjacent to the A489 within a short distance of the towns of Montgomery and Bishops Castle and the village of Churchstoke. The larger centres of Newtown, Welshpool, Ludlow and Shrewsbury, are within easy driving distance and provide a wide range of amenities and communications links.

ACCOMMODATION

Well presented, the cottage is approached by a gravel path to the covered porch with glazed entrance door into the:

ENTRANCE HALL

Tiled floors, exposed wall and ceiling timbers, under stairs storage cupboard.

CLOAKS/UTILITY

8'8" x 4'4" (2.64m x 1.32m)

Tiled floor, low flush WC, wash basin, 'Worcester' oil central heating boiler and plumbing for a washing machine. The hall gives access to the open plan kitchen/dining room.

KITCHEN AREA

11'6" x 14'3" (3.51m x 4.34m)

Well appointed with a range of white work surfaces with white faced cupboards and drawers below, inset with a 'Country Chef' electric range oven and six ring hob, part wood panelled wall, feature brick pillar, breakfast bar, spot lighting, windows to front and rear,

DINING AREA

14'5" x 11'2" (max) (4.39m x 3.40m (max))

With French doors out to the rear gardens, attractive tiled floor, track lights, two radiators and windows also to the front. Again, doors off the Hall.

LIVING ROOM

15'0" x 20'5" (4.57m x 6.22m)

Fitted carpet, radiator, windows to the front and French doors to the rear gardens, a feature brick fireplace with tiled hearth and inset with a 'Effel' multi-fuel stove. A wealth of exposed wall timbers and beams.

The carpeted staircase rises to the First Floor Landing with exposed wall and ceiling timbers, radiator, airing cupboard with hot water cylinder, windows over the rear garden and timber latch doors off to:

MASTER BEDROOM 1

15'0" x 10'9" (4.57m x 3.28m)

With fitted carpet, radiator, windows to the front with views to open fields and hillsides. Exposed wall and ceiling timbers and open archway into the:

DRESSING AREA

8'11" x 7'10" (2.72m x 2.39m)

Radiator and window to the rear gardens.

EN-SUITE BATHROOM

7'8" x 6'1" (2.34m x 1.85m)

Timber boarded floor, part timber panelled walls, exposed feature timbers, panelled bath, low flush WC, wash basin, radiator and roof light.

FAMILY BATHROOM

With timber boarded floor, exposed original wall timbers, part timber panelled walls, bath with shower attachment, low flush WC, wash basin and rooflight.

BEDROOM 2

11'8" x 10'9" (3.56m x 3.28m)

With windows to the front, exposed wall and ceiling timbers, radiator and fitted carpet.

BEDROOM 3

15'3" x 8'0" (4.65m x 2.44m)

With timber laminate floor with a window to the front and roof light to the rear, exposed wall and ceiling timbers and radiator.

OUTSIDE

The property is approached by a private shared, tarmac driveway which has recently been repaired and resurfaced. This leads to a two car parking space to the front of the detached brick and rendered GARAGE (19'6" x 11'0") with up and over door, power and light.

To the front lie some mature gardens, laid mainly to shaped lawns with edging borders, rose trellis and several specimen trees. A gravel path leads to the front and along the side to the rear gardens. This gravel path stretches along the entire length of the rear of the property with access through the French doors into the dining room and the living room separately. A raised level garden with principally shaped lawns and edging and central borders planted with a variety of shrubs, flowers and plants. To one end is a timber pergola with vines and wisteria across a paved terrace, ideal for al-fresco dining and overlooking the gardens with access to a small timber SUMMER HOUSE (6'0" x 6'0"). To the rear of the garage is a further TIMBER GARDEN SHED with the fuel storage tank. At the opposite end is a raised gravelled area and ornamental pond.

SERVICES

Mains electricity and water are connected. Private drainage. Oil central heating and multifuel stove. Double-glazed.

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

DIRECTIONS

Proceed out of Churchstoke on the A489 towards Newtown for two miles and go past the closed Blue Bell pub and then into Pentrehyling and at Beddoes Machinery turn left signed for Bachelde Mill. Immediately take the left turn over a cattle grid and along the shared private drive and Stable Cottage is found on the left.

COUNCIL TAX

Shropshire Council - Band D.

VIEWING

Strictly through the Selling Agents: Halls 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588638755. Email: bishopscastle@hallsgb.com

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.