

**Cwm Linton and Dairy House,
Churchstoke, Powys, SY15 6TN**

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Guide Price: Offers in the region of £1,100,000



2 reception rooms



4 bedrooms



2 bath/shower rooms

Bishops Castle 3 miles, Shrewsbury 26 miles, Ludlow, 26 miles, Welshpool 13miles
(All distances are approximate)

- **Beautifully located residential smallholding**
- **Stunning views over the Camlad Valley**
- **Characterful detached 4 bedroom house**
- **Substantial detached converted barn with established holiday business**
- **A range of versatile and modern outbuildings**
- **Approximately 6.29 acres of productive pastureland**

GENERAL REMARKS

Cwm Linton is a veritable “man for all seasons” which offers a variety of unique features which should appeal to a wide range of lifestyle choices. It is so much more than simply an outstanding residential small holding. It comprises a period farmhouse that dates back to the 17th Century and which was sympathetically refurbished and extended to a high standard in 2012. Surrounded by beautiful landscaped gardens, it enjoys dramatic views over the Camlad Valley below and beyond to the hills of Corndon and the Shropshire/Welsh borders. Adjacent lies the Dairy House, a substantial stone and timber barn which was also converted to provide a highly successful and spacious holiday accommodation and which may have potential for multi-generational use (subject to application which has already been submitted).

In addition, there is a range of versatile and well maintained modern outbuildings including a steel framed four bay general purpose barn together with an adjoining four bay open fronted

shed and a detached two storey workshop with options for use as a home office studio or hobby area.

All of the above are set in a peaceful, elevated position within a ring fence of about 6.29 acres of productive pasture paddock, ideal for grazing all types of livestock including horses.

SITUATION

The property occupies an extremely peaceful, rural setting in the Shropshire/Welsh borderlands and enjoys stunning scenery for which this area is well known. A mecca for walkers and cyclists, the noted Offas Dyke, Kerry Ridgeway and Shropshire Way are virtually on the doorstep. The closest town is either Bishops Castle or Montgomery, both settlements of enormous character and a good mix of local facilities and services. Whilst accessed by a minor public lane, the larger centres of Shrewsbury, Ludlow and Welshpool are within comfortable driving distance and offer a full range of services and access to the national road and rail network.



CWM LINTON FARMHOUSE

Thought to have been built in 1654, this period house underwent a comprehensive scheme of refurbishment and extension by the current owners back in 2012. All works were carried out to a high standard with an eye to retaining and enhancing the character of the residence throughout. Tastefully decorated, the accommodation includes a glazed entrance porch with space to kick the boots off, which leads into the typically country kitchen, well equipped with an Everhot electric range and cooker and the usual range of farmhouse style units, oak flooring, exposed ceiling and wall timbers and porcelain sink. Doors lead off to the original cosy sitting room with its feature stone wall and the first of the woodburning stoves. A larger living room, being part of the extension, is also accessed from the kitchen with oak floors, windows and patio doors to three elevations overlooking the landscaped gardens and a second log burner. A side porch/utility with separate WC complete the ground floor.

A staircase rises to a large landing or study space and the master bedroom with windows to three elevations, a vaulted ceiling with an exposed 'A' frame and en-suite bathroom. The second bedroom has original floorboards, exposed beams and joists and windows front and rear.

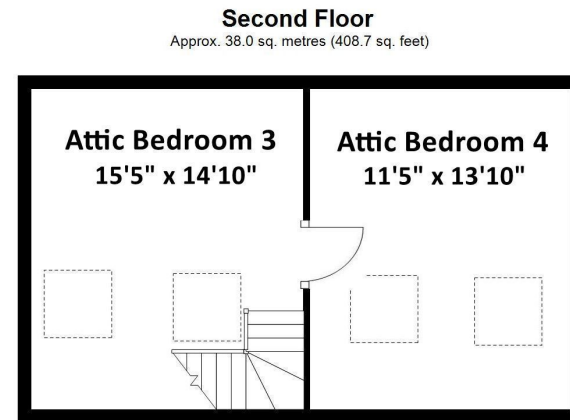
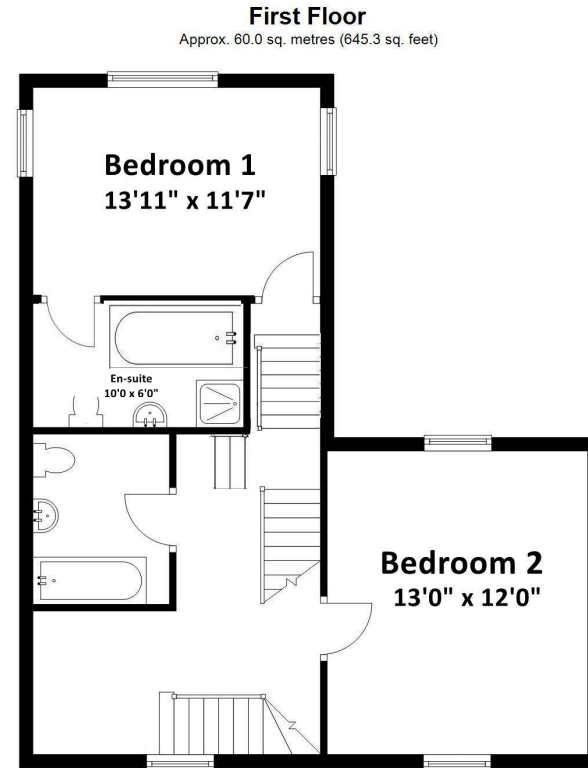
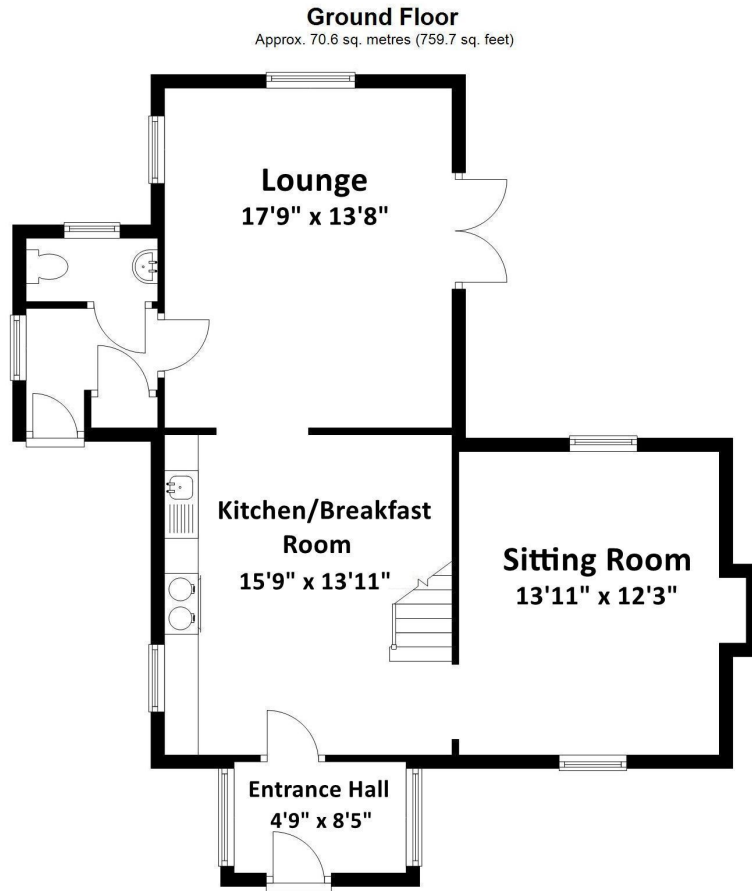
An enclosed staircase rises to the second floor, divided into two further bedrooms or optional sitting room. The gardens outside have been the subject of many hours of work to produce shaped floral and shrubbery borders which seasonally burst into colour together with large lawned areas and terraces with quiet spaces to enjoy the fabulous views.



CWM LINTON FARMHOUSE



CWM LINTON FARMHOUSE



Total area: approx. 168.5 sq. metres (1813.7 sq. feet)
Artists impression. For illustrative purposes only. All measurements approx. Not to Scale.

DAIRY HOUSE

Adjacent and standing in its own plot, is this glorious detached barn, converted to an excellent standard and providing spacious and characterful holiday accommodation with outside parking, car port and open terraces which boast incredible country views over open fields across the Camlad Valley to Corndon Hill. It comprises three double bedrooms, two bathrooms and a separate living room and split level kitchen/diner, both with vaulted ceilings. Internally, the barn has a stylish finish with a number of framed windows, wood burning stove and wood laminate floor. The building has been run successfully as a holiday business and on average, comfortably provides an annual income between £15,000 and £20,000.

Those looking for multi-generational use may be interested to know that an application has recently been submitted to change the buildings use to residential ancillary to the main farmhouse.



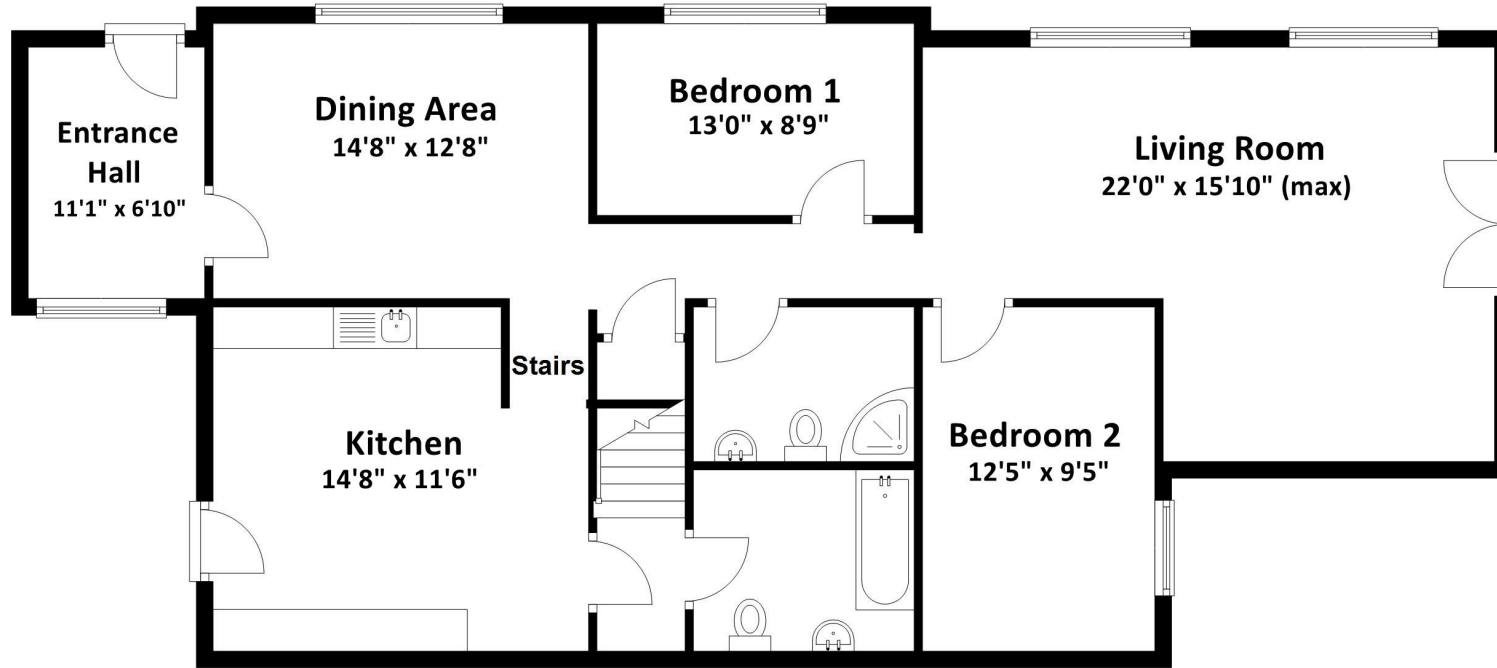
DAIRY HOUSE



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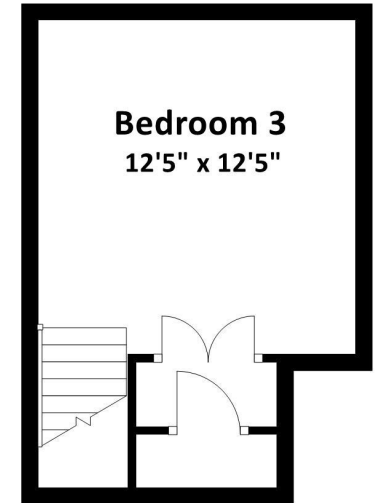
Ground Floor

Approx. 114.6 sq. metres (1233.5 sq. feet)



First Floor

Approx. 20.2 sq. metres (217.6 sq. feet)



Total area: approx, 134.8 sq. metres (1451.2 sq. feet)

Artists impression. For illustrative purposes only. All measurements approx. Not to Scale.

THE FARM BUILDINGS

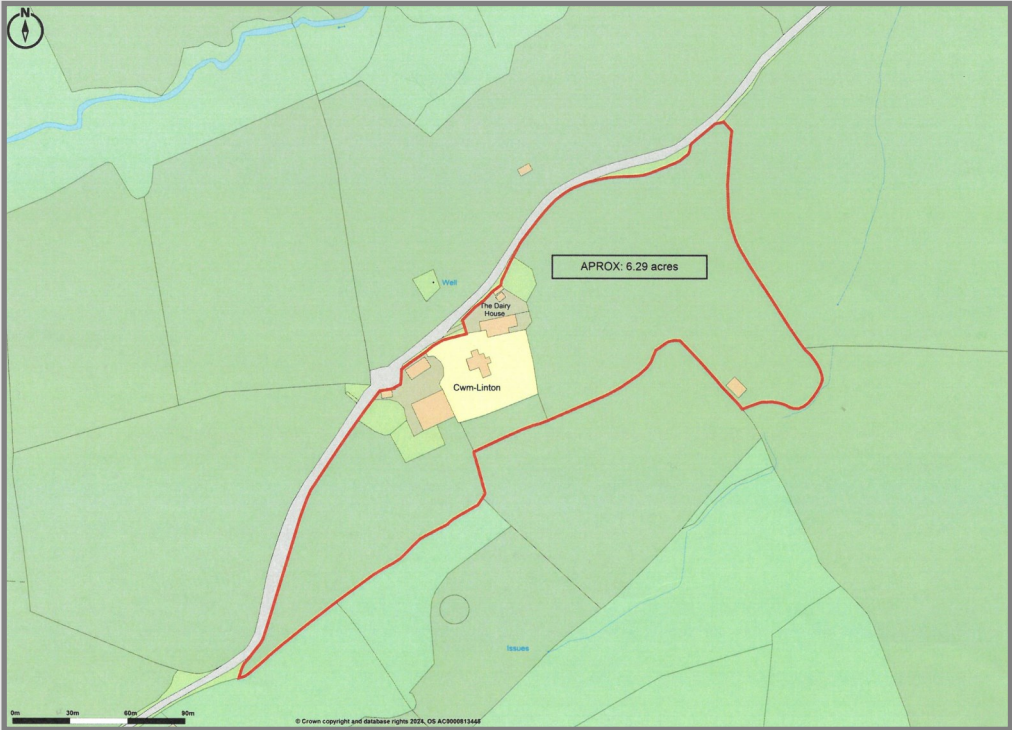
These are a notable feature of the property, having been largely developed around the gravelled and concrete yard at the same time as the farmhouse and providing modern and versatile accommodation, including a steel framed four bay open fronted shed (60' x 20') with concrete walls and floors. At the rear of this is a further steel framed general purpose barn (60' x 30') with concrete floors, Yorkshire board and perfect for sheep and cattle pens or suitable for internal stables, all with power, light and water and access to the fields.

Adjacent to the entrance is a further two storey steel framed building (40' x 20') with a high roller door access to the large workshop and storage area with permanent steps up to a mezzanine space (25' x 20'), suitable for use as a home office, hobby room or studio. A further steel framed, two bay, open fronted building (20' x 30') is located in the lower field and even a secure chicken coop with hut in the top field.



THE LAND

In all, this smallholding extends to approximately 6.29 acres of productive grassland which is for the area, gently sloping and ideal for grazing all types of livestock including horses. It is divided into reasonably sized enclosures with piped water troughs to all fields. Laid to permanent pasture and well fenced, other forms of cultivation are possible with a large section close to the building used as a productive vegetable garden with large greenhouse and water supply.





Cwm Linton and Dairy House, Churchstoke, Powys, SY15 6TN



Halls¹⁸⁴⁵

01588 638755

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SERVICES

Mains electricity, private borehole (2013), private drainage, oil central heating and double glazing. A 14kVA diesel generator also provides independence from the national grid if required. 16 solar panels, installed in 2013 generating 4kVA system. Any power not used domestically is transferred to the hot water tanks. The feed-in tariff in 2023 was £765.45 with payments guaranteed until 2032.

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.

COUNCIL TAX

Cwm Linton - Powys County Council Band F.

The Dairy House—currently based on rateable value.

DIRECTIONS

From Bishops Castle take the B4385 for 5.2 miles through Pentre and turn left signed The Cann, The Cwm and Pantglas. After about one mile, turn right for Mellington Workshops, up the bank and turn left for The Cwm and then turn right and take the sign post for Pant Glas. Continue up this narrow road and the property is first on the left.

What3Words—segmented. trickled.daydreamer

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.