

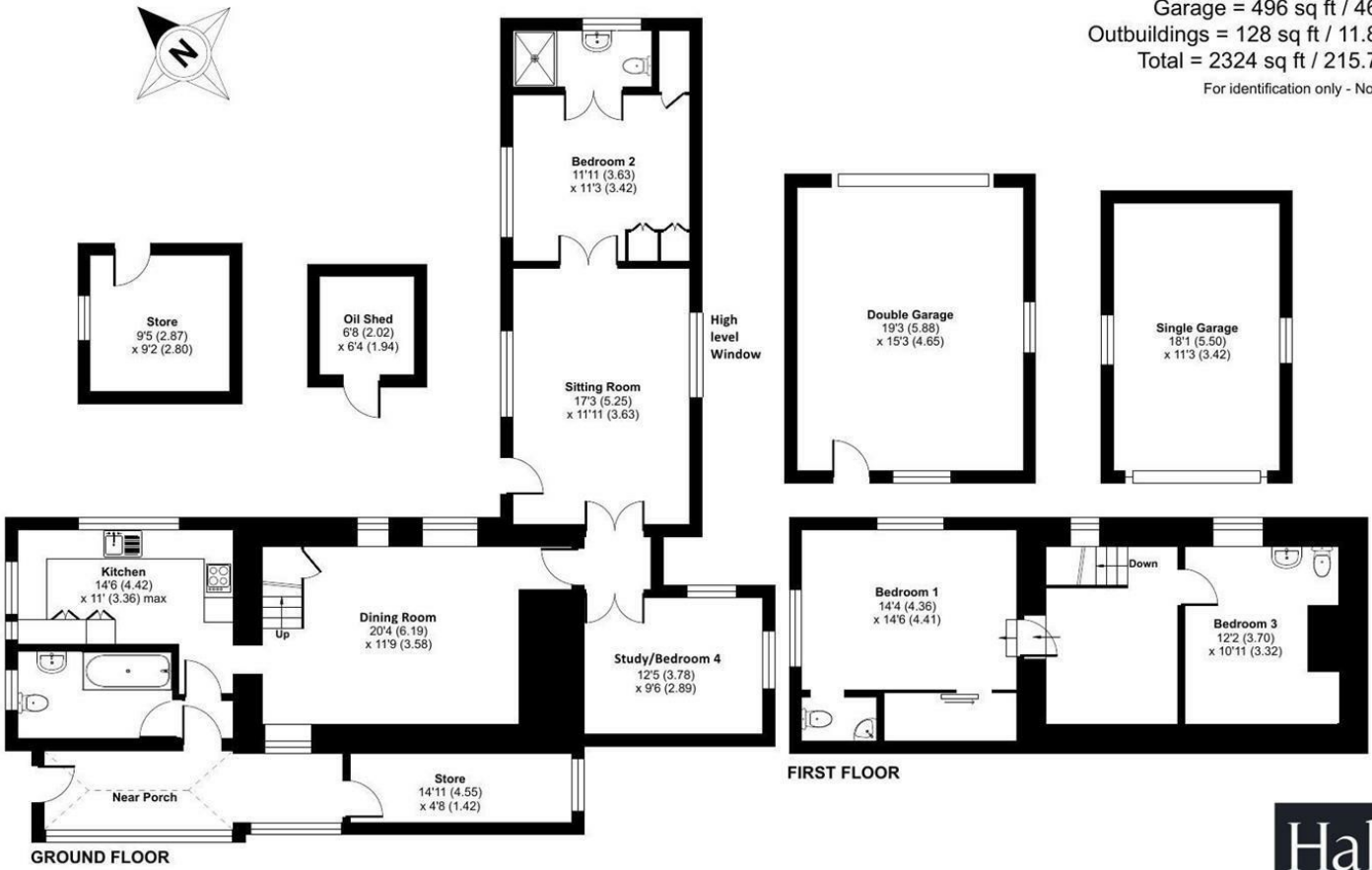
FOR SALE

The Drillth Old Churchstoke, Montgomery, SY15 6DH



The Drillth, Old Churchstoke, Montgomery, SY15

Approximate Area = 1700 sq ft / 157.9 sq m
Garage = 496 sq ft / 46 sq m
Outbuildings = 128 sq ft / 11.8 sq m
Total = 2324 sq ft / 215.7 sq m
For identification only - Not to scale



FOR SALE

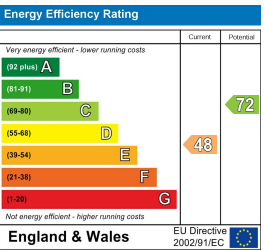
Offers over £525,000

The Drillth Old Churchstoke, Montgomery, SY15 6DH

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



Halls

01588 638 755

Bishops Castle Sales

33b Church Street, Bishops Castle, Shropshire, SY9 5AD

E: bishopscastle@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Beautifully situated detached country cottage
- In elevated rural position
- Fantastic panoramic views
- 3 to 4 Bedrooms, 2 bath/shower rooms
- Kitchen, lounge, sitting room
- 2 garages and stores
- Standing in over 2 acres of gardens and paddocks

GENERAL REMARKS

The Drillth is a delightful country cottage which is located in a fantastic elevated, rural setting with dramatic panoramic views across the beautiful Camlad Valley and beyond to the hills of the border counties.

The detached cottage itself provides well proportioned accommodation and whilst it requires updating, has a blend of characterful and more modern features. It briefly comprises three to four bedrooms with a ground floor en-suite bedroom, WC's to first floor bedrooms, further ground floor bathroom, kitchen, dining room and sitting room which enjoy the superb views. An alarm system is fitted which is fully maintained together with security lighting, also fitted.

The outside space is a notable feature, as it extends to just over two acres of pasture paddocks, large landscaped sloping gardens, vegetable and fruit garden and terraced patios which enjoy the best views. In addition, there are two stone floor together with a single and a substantial double garage which may have potential for extending the accommodation into airbnb etc. The property commands breathtaking views and should appeal to those seeking country life in a beautiful yet accessible part of the world.

SITUATION

It is located in an elevated position in the Shropshire/Powys borders known as Old Churchstoke, a random collection of houses and farms with the popular village of Churchstoke just two miles away with an excellent range of local services and amenities. The larger towns of Welshpool (12 miles) and Shrewsbury (22 miles) are within commuting distance and provide a comprehensive range of facilities and access to the national rail and motorway network.

ACCOMMODATION

Arranged over two floors, the accommodation is approached from the side by the:

REAR PORCH/UTILITY

20'4" x 4'6" (6.22m x 1.39m)
With quarry tiled floor and store room.

LOBBY

3'3" x 3'3" (1.0m x 1.0m)

BATHROOM

5'2" x 10'4" (1.6m x 3.17m)
With quarry tiled floor, radiator, bath with shower above, WC, wash basin, tiled walls and stainless steel radiator.

KITCHEN

14'5" x 10'9" (4.4m x 3.3m)
With quarry tiled floor, double-glazed windows to two elevations with wonderful views, granite worktops, timber base and wall cupboards, integral cupboard and pantry, stainless steel sink unit, electric hob and oven.

DINING ROOM

17'4" x 11'5" (5.3m x 3.5m)
With stone fireplace, beamed ceilings and joists, fitted carpet, double-glazed window to front and rear and radiator.

SIDE LOBBY

4'11" x 3'11" (1.5m x 1.2m)
Doors to outside and glazed door to:

STUDY/BEDROOM 4

12'1" x 9'6" (3.7m x 2.9m)
With fitted carpet and windows to two elevations.

SITTING ROOM

17'0" x 11'9" (5.2m x 3.6m)
With fitted carpet, door to patio, windows to two elevations with superb views, radiator and glazed door into:

BEDROOM 1

12'1" x 11'1" (3.7m x 3.4m)
With fitted carpet, lovely views over the garden and beyond, fitted cupboards and double doors to:

WET ROOM

11'1" x 7'10" (3.4m x 2.4m)
With fully tiled floors, shower space, WC and wash basin, radiator and towel radiator, window with views, mirror fronted vanity cupboard and wall heater. Oak stairs lead up from the dining room to the large:

LANDING

12'1" x 8'10" (3.7m x 2.7m)
With timber floors and ceilings, window to front, feature stone walling and radiator. Steps lead to:

BEDROOM 2

14'5" x 14'1" (4.4m x 4.3m)
Windows with glorious views to two elevations, radiator, fitted carpet, storage cupboard to eaves and en-suite WC and wash basin.

BEDROOM 3

11'9" x 8'6" (3.6 x 2.6)
With exposed timber floors, feature stone walling, radiator and window to front and WC and wash basin.

OUTSIDE

The property is approached from the quiet council lane by a private hardcore track which winds its way down to the house. Adjacent to the top, is a large detached block and stone Garage Building with a pitched stone tile roof (6m x 5m). Behind this and to the side, is an orchard and lawned garden with a terraced vegetable patch and fruit cage. Halfway down the drive is a stone and block store which holds the oil tank.

The drive continues to the bottom and a further detached block and stone Single Garage with sliding doors (5.5m x 3.1m) which has parking at the front but slightly away from the house which has its own parking area. Immediately surrounding the house are carefully laid out and landscaped gardens which include many paved terraces, pathways and viewing areas, to appreciate the panoramic vistas of the collection of established plants, bushes and trees which surround the property. To the rear is a further stone building/store, greenhouse and integral storage to the extension. The property in all, extends to around two acres with the outlying paddocks laid to permanent pasture which wrap around the gardens and are perfect for grazing most types of livestock.

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SERVICES

Mains water and electricity, private drainage, oil central heating and double-glazing. Note: None of the services or installations have been tested by the Agents.

COUNCIL TAX

Powys Council - Band G

VIEWING

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

DIRECTIONS

From the village of Churchstoke, proceed up Hall Bank signed for Priest Weston. Continue to the top of Green Lane and turn right for Todleth. Continue along this lane for 1/2 a mile and the private drive to The Drillth is found on your right with a sale board.
What3Words - existence.huddled.streamers

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.