



FOR SALE

£550,000

Chapel House, Priest Weston, Montgomery, Powys, SY15 6DE

Situated in an elevated setting this property has simply stunning views. Part 1800's character cottage extended in the 1970's which offers very flexible living accommodation that could provide a dependant relative suite. The property sits in a generous plot split into different areas and includes an orchard, wild flower meadow, kitchen garden and lawned gardens. Inside there is a snug, dining room, study/office, large kitchen/breakfast room, utility room, W.C., shower room, landing, bathroom, cottage bedroom, steps up to landing, W.C., shower room, split level lounge, laundry room, four further double bedrooms, bathroom, W.C. The property has oil heating, a twin garage and quite simply breathtaking views. Viewing Essential.





- **Elevated Village Position**
- **Character Detached Cottage**
- **Five Double Bedrooms**
- **Various Garden Areas**
- **Amazing Views**
- **Viewing Highly Recommended**

GLAZED ENTRANCE DOOR

Leading into

ENTRANCE PORCH

GLAZED FRONT DOOR

Leading into

COTTAGE DINING ROOM

11'7 x 11'1 (3.53m x 3.38m)

With beamed ceiling, former fireplace recessed with Oak mantlepiece, two wall light points, double glazed window to the front elevation, central heating radiator, doors to snug and office, window to the front elevation with part vaulted ceiling.

SNUG

11'2 x 10'7 (3.40m x 3.23m)

With beamed ceiling, double glazed windows with views to both side elevations, three wall light points, hamlet wood burning stove set on brick hearth, central heating radiator, door to

KITCHEN/BREAKFAST ROOM

21'7 x 15'2 (6.58m x 4.62m)

Fitted with a range of base units with laminate work surfaces, glazed wall units, quarried tiled floor, double glazed windows to the rear elevation, double glazed window to the side elevation with uninterrupted views, three stainless steel sink drainer units with mixer taps, plumbing and space for dishwasher. Recessed Everhot twin oven with hot plates, electric oven with induction hob, tiled splashbacks, central heating radiator, space for fridge, walk in shelved pantry storage cupboard, door to cottage landing.

W.C.

With low level W.C., wall mounted wash hand basin, double glazed window to rear elevation.

SHOWER ROOM

Large walk in electric shower, extractor fan, shelved storage cupboard.

UTILITY ROOM

Space for fridge and freezer, electric meter, quarried tiled floor, pedestal wash hand basin, central heating radiator, door to wine cellar.

COTTAGE LANDING

With double glazed window to the front elevation, original crittall window overlooking the office, exposed ceiling beams, central heating radiator.

BATHROOM

With corner bath with mixer tap and shower attachment, wall mounted wash hand basin, frosted double glazed window, shaver light, tiled splashbacks, wall mounted electric heater.



Total area: approx. 284.2 sq. metres (3059.4 sq. feet)
 Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com Direct Dial 07973 205 007
 Plan produced using PlanItUp

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



5 Bedroom/s



4 Bath/Shower Room/s



COTTAGE BEDROOM

11'6 x 10'5 (3.51m x 3.18m)

With double glazed windows to front and side elevations with uninterrupted views, exposed ceiling beams, built in storage cupboard, central heating radiator.

LANDING

W.C.

With low level W.C., frosted double glazed window.

SHOWER ROOM

With walk in shower, frosted double glazed window.

SPLIT LEVEL LOUNGE

21'7 x 14'8 (6.58m x 4.47m)

With double glazed windows to two elevations, double glazed patio doors to paved upper terrace area with far reaching uninterrupted views, Jotull wood burning stove with exposed brick chimney breast, two central heating radiators, part exposed brick flooring.

LAUNDRY ROOM (PREVIOUSLY USED AS KITCHEN)

14'7 x 12'1 (4.45m x 3.68m)

Double glazed window to the side elevation with uninterrupted views, double glazed window to the rear overlooking the courtyard, fitted with a range of wall and base units, part tiled work surfaces, stainless steel sink drainer unit with mixer taps, space for electric cooker, plumbing space for washing machine, central heating radiator, oil Firebird boiler and timer controls, fuse board.

LANDING

Two double glazed windows to the side elevation.

BEDROOM

14'8 x 9'3 (4.47m x 2.82m)

Double glazed windows to two elevations, central heating radiator, wall mounted wash hand basin, airing cupboard.

BATHROOM

Corner bath with mixer tap and shower attachment, tiled walls, double glazed window to the rear elevation, electric heated towel rail, loft access.

W.C.

With low level W.C., wall mounted wash hand basin, double glazed window to the side elevation.

BEDROOM

12'2 x 11'6 (3.71m x 3.51m)

Double glazed window to the side elevation with uninterrupted views, central heating radiator, wall mounted wash hand basin, built in wardrobe and display shelving,

BEDROOM

15'2 x 14'8 (4.62m x 4.47m)

Double glazed windows to three elevations, two central heating radiators, loft access, wall mounted wash hand basin.

BEDROOM

14'9 x 10'5 (4.50m x 3.18m)

Double glazed windows to both front and side elevations with uninterrupted views, wall mounted wash hand basin, wood laminate floor covering, central heating radiator.

REAR LOBBY

With door to rear, door to

GARAGE

15'3 x 14'9 (4.65m x 4.50m)

With twin doors, windows to the rear and side elevation, power, light and water.



EXTERNALLY

The property is approached along a private driveway leading to a five bar gate, there is a driveway leading to a paved parking and turning area, established flower beds with a variety of established trees, flowers and shrubs. Pathway leads to cottage entrance porch with steps up to gravelled seating area and the upper terrace. Pathway leads down to the lower lawned area, steps and pathway lead down to a vegetable plot having seven raised beds and a variety of fruit bushes and orchard area. To the side of the property is a lawned area with steps to the village, there is a rear porch accessing the kitchen/breakfast room. To the rear there are well stocked borders, lawned area, small wildlife pond, further lawned area with terraced stocked borders, oil tank, steps up to wild flower meadow, woodland garden, three storage sheds.

SERVICES

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The both properties are band 'C'

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

DIRECTIONS

Postcode for the property is SY15 6DE
What3Words Reference is rinsed.myths.replying this takes you to the driveway leading up to the property.

MONEY LAUNDERING

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

FOR SALE

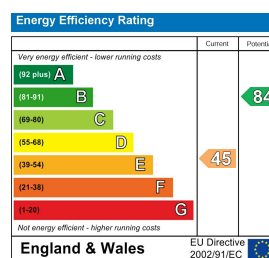
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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



01938 555 552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



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