



Castell Y Gwynt, Montgomery, Powys, SY15 6HR

£1,200,000

# FOR SALE

Equestrian property offering a high degree of privacy from having no near neighbours and stunning views over Snowdonia. This exclusive family home has been restored to a high standard with many high quality features and comprises boot room, large open plan kitchen/breakfast room, large study, generous reception hallway, lounge, sun room with glazing to four elevations, landing, master bedroom with generous and well fitted en suite bathroom, walk in dressing room, generous bedroom two, family bathroom, two further bedrooms. Externally the property is approached along a private driveway, menage, 4 stables, tack room, 2 x hay stores, pond with summerhouse, orchard, wooded area, two paddocks and sits in an overall plot of just under 6 acres. Viewing essential to appreciate the situation of this quite unique property.



## Timber Entrance Door

Leading into

## Entrance Hall

With double glazed windows to two elevations, shelving, wrap around seating with storage cupboards under, electric radiator, panelled glazed door into

## Galleried Reception Hallway

5.05m x 4.09m

Tiled flooring with underfloor heating, inset wood burning stove with mantelpiece, bespoke turned oak staircase leading up to Galleried Landing, built in sideboard with three glass fronted display cabinets, beamed ceiling, smoke alarm, two wall light points, oak door leading into

## Lounge

6.15m x 5.05m

Inset stove with slate hearth, two electric radiators, one radiator, beamed ceiling, two double glazed windows to the rear elevation with oak window sills and shutters, two double glazed windows to the front elevations with views over Snowdonia with oak window sills and shutters. Built in sideboard with three glass fronted display cabinets, two feature windows to the side elevations, engineered oak floor covering, built in bookcases with spotlights, oak door leading into

## Sun Room

8.28m x 4.75m

A particular feature of the property, having double glazed french windows to four elevations, double glazed french doors leading into the garden, inset stovax inset stove with tiled hearth and brick wraparound backing and stone mantle piece, two electric radiators, recessed spotlights, exposed A frames, double glazed side access door.

## Kitchen/Dining Room

6.73m x 5.38m

Having a range of oak fronted wall and base units with polished granite work surfaces, inset one and half bowl sink with mixer tap, two double glazed windows to the front elevation, tiled splashbacks, Bosch electric hob, Smeg electric oven, exposed beams to ceiling, travertine tiled floor with underfloor heating. Double glazed window to the rear elevation, double glazed rear access door, oil fired Aga providing one bathroom/airing cylinder with hot water, turned staircase up to Master Bedroom Suite, integrated Bosch dishwasher, space for fridge freezer, shelving.



**Boot Room/Utility**  
**2.77m x 2.31m**

With vaulted ceiling, entrance door, Samsung washing machine, inset butler sink with mixer tap, polished granite work surfaces, travertine tiled floor with underfloor heating, double glazed windows to both side and rear elevations.

**Inner Hallway**

With travertine tiled floor.

**W.C./Boiler Room**

Low level W.C., wash hand basin set on wash stand, double glazed window to the side elevation, marbled tiled floor, meter cupboard,

Boiler Room with Worcester boiler and underfloor heating manifold, pantry, with shelving, slate cold slab, quarry tiled floor, double glazed window to the front elevation.

**Office**

**5.82m x 3.40m**

Oak flooring with underfloor heating, double glazed windows to three elevations with shutters, electric radiator, two built in desks, bench seat, walk in storage cupboard, three wall light points.

**Landing**

With a vaulted ceiling, oak floor covering, double glazed window to the front elevation, exposed beams, oak door leading into

**Master Bedroom**

**5.36m x 3.99m**

With vaulted ceiling, exposed beams and A frame, exposed oak flooring, double glazed windows to front elevations with shutters, two radiators, two wall light points, walk in wardrobe with hanging rail, loft access, airing cupboard.

**Bathroom**

With vaulted ceiling with exposed A frame and beams, marbled tiled floor, claw foot roll top bath with central mixer tap and shower attachment, twin pedestal wash hand basin, triple aspect windows with shutters proving a panoramic view of the surrounding countryside, heated chrome towel rail, underfloor heating, low level W.C., three wall light points.

**Dressing Room/Bedroom Four**

**5.36m x 1.98m**

Double glazed window to front and rear elevations with shutters, vaulted ceiling with exposed A frames and beams, one wall light point, radiator.

**Bedroom Three**

**5.41m x 2.64m**

Double glazed windows to front and rear elevations with shutters, vaulted ceiling with exposed A frames and beams, radiator, two wall lights points. Step down to

**Galleried Landing**

With exposed ceiling beams, oak flooring, radiator, double glazed windows to front and rear elevations, smoke alarm, two wall light points, accessed from Entrance Hall.



- Stunning Bespoke Detached House
- Oak Vaulted Beams and A Frame Ceilings
- Garden, Grounds & Paddocks extending to 6 Acres approx
- Breathtaking Views
- Impressive Equestrian Property
- Range of Stables, Hay Barn & Tack Room
- Rural Location, 10 minutes from Montgomery and the Shropshire Borders
- Internal Viewing Recommended



**Family Bathroom**

With large walk in power shower and screen, marbled tiled floor, pedestal wash hand basin, low level W.C., heated chrome towel rail, two wall light points, loft access, airing cupboard, double glazed window to the front elevation.

**Bedroom Two**

**5.51m x 5.05m**

With vaulted ceiling, double glazed window to three elevations over looking the surrounding farmland and into Snowdonia, exposed A frames and beams, two radiators, extensive range of storage cupboards, wardrobes, three wall light points.

**Externally**

The property is approached via a private driveway leading to electrically operated entrance gate. Re fenced by the current owners, dog proofed, the previous owners have entered the gardens which are a particular feature of the property into the NGS open day. There is a large tarmac turning area, wooded area, lawned area with blocked paved pathway leading to the rear of the property with hedge surround and stocked borders. Steps from the driveway to the rear of the property, large wrap around Yorkshire paved patio area, some of which is covered additional seating area with lighting and two heaters. There is an extensive oak framed verandah around the house and the Sun Room.

Open barn with twin doors providing access to the stable area.

The property has a large lawned area to the front with stocked borders, beech hedging, courtesy light, outside tap, entertaining areas, natural pond with Summer House and decked balcony and has wood burning stove. There is an orchard with a diverse variety of apple and plum trees.



**Menage**

**20 x 40**

Installed four years ago, constructed with a high quality of materials

**Gate to Higher Paddock**

With water trough.

**Twin Garage**

**7.44m x 5.61m**

With power and light, window to the side elevation, indoor kennel with doors to the side. Tool store, door to

**Additional Tack Room**

**3.71m x 2.29m**

With side access door and window to the rear, power and light, outside kennel, steps up to boarded attic storage area.

**Gates Provide Access**

To additional grazing land which there may be the possibility of renting, there is a field shelter also.

**Stables One**

**4.72m x 3.40m**

Having water, lighting and power.



**Stable Two**  
**3.51m x 3.43m**  
 Having water, lighting and power.

**Stable Three**  
**3.51m x 3.43m**  
 Having water, lighting and power.

**Stable Four**  
**3.45m x 3.40m**  
 Having water, lighting and power.

**Tack Room**  
**4.45m x 3.53m**  
 Having water, lighting and power.

**Hay Store**  
**4.62m x 3.51m**  
 Having water, lighting and power.

**Concrete Yard**



**Lower Hay Barn**  
**4.27m x 3.51m**  
 Steel framed barn which can house a horsebox.

**Gate to Lower Paddock**  
 With water trough.

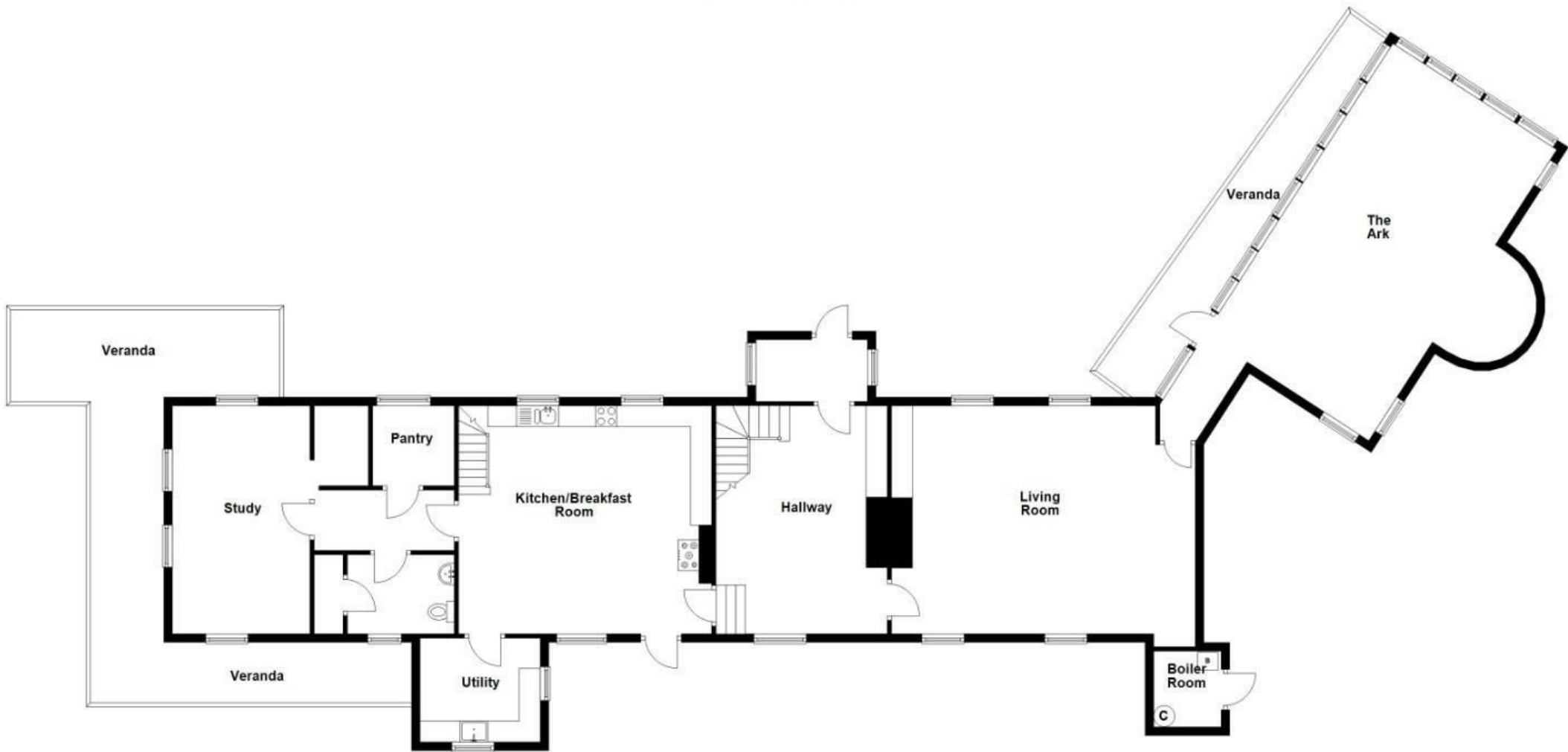
**Agents Notes**  
 The property has solar photovoltaic panels generating around £2500 in renewable payments, covering most of the properties usage. The property is on private drainage, has sunken oil tank and fibre optic broadband connected.

**Services**  
 Mains electricity, oil central heating are connected at the property, private water and drainage. 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 property is in band 'G'

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

**Ground Floor**  
Approx. 190.7 sq. metres (2053.0 sq. feet)



**First Floor**  
Approx. 117.7 sq. metres (1267.1 sq. feet)





FOR SALE

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**Directions**

Postcode for the property is SY15 6HR

What3Words Reference is truffles.natural.feeds

**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](http://www.hallsgb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)

**EPC Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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