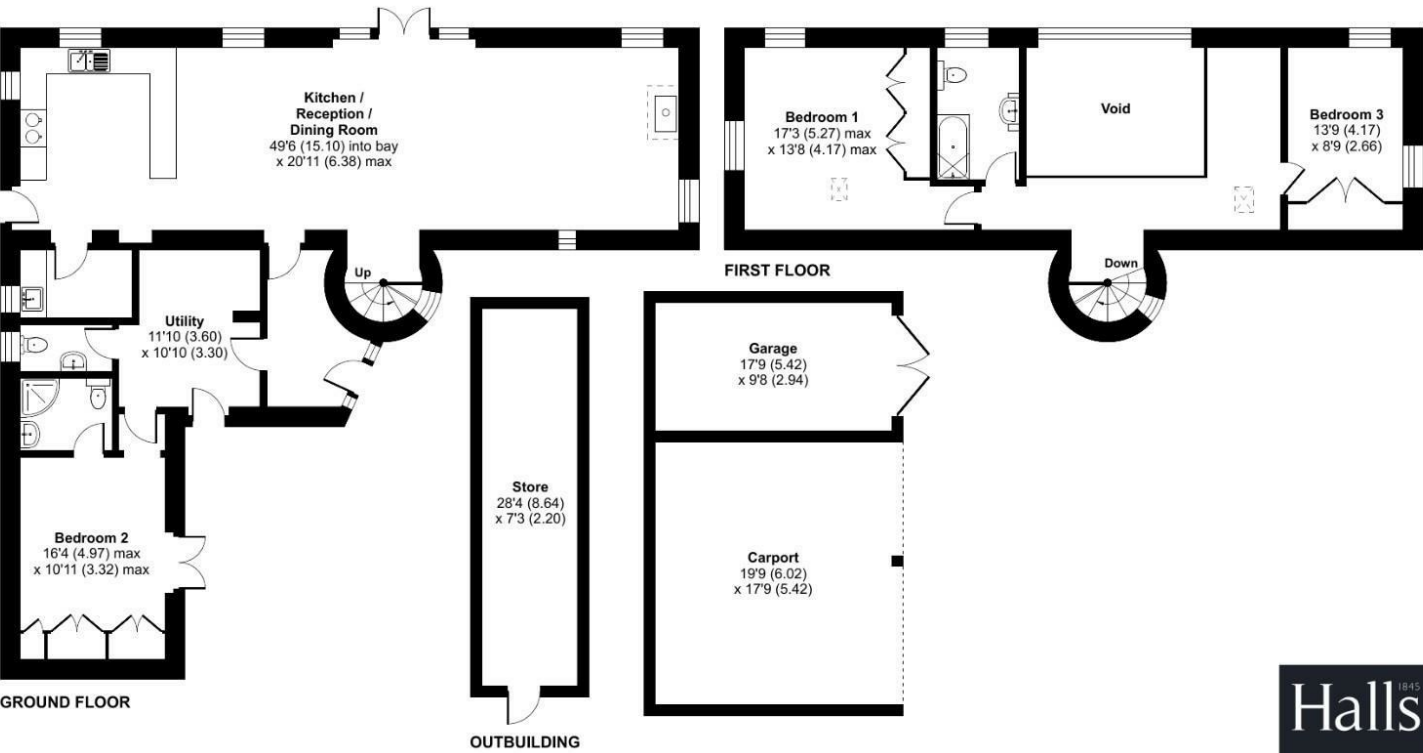


FOR SALE

Tumbledown House Priest Weston, Montgomery, SY15 6DE



Approximate Area = 1822 sq ft / 169.3 sq m (excludes carport / void)
Garage = 172 sq ft / 16 sq m
Outbuilding = 205 sq ft / 19 sq m
Total = 2199 sq ft / 204.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1264178



FOR SALE

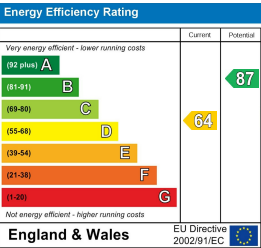
Offers in the region of £735,000

Tumbledown House Priest Weston, Montgomery, SY15 6DE

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



NO ONWARD CHAIN. Situated in the popular village of Priest Weston this three bedroom barn conversion boasts character features combined with open plan living. The property has under floor heating to the ground floor, the centre of the living space has a vaulted ceiling, exposed a frames and beams with galleried landing above and full height windows to the front. Ground floor ensuite bedroom, two further first floor bedrooms. The property has a well stocked garden, orchard, kitchen garden with polytunnel and greenhouse, enclosed rear courtyard, oak framed twin car port and garage, tool store, two paddocks of around 5.98 acres of flat agricultural ground ideal for grazing and an amenity wooded area of around 3.91 acres.




01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.com




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.






1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- The property is situated in the popular village of Priest Weston
- Three bedroom barn conversion
- Character features throughout combined with open plan living
- Ground floor ensuite bedroom with two further first floor bedrooms
- Externally includes well stocked garden, orchard, twin car port, garage and woodland area
- No onward chain

Double glazed entrance door with side windows leading to

Entrance Hall
Exposed stonework to one wall, exposed ceiling beam, oak doors to utility room and living accommodation.

Open-plan Living Accomodation

Sitting Room Area
Woodburning stove set on slate hearth, double glazed window to the front elevation, niche window, recess spotlights, slate tiled flooring throughout the living accommodation, recess spotlights, central area with vaulted ceiling, spiral staircase with feature stained glass window, full height double glazed picture window with French doors to the front overlooking the garden and entertaining area, exposed ceiling beams, galleried landing above.

Dining Area
Double glazed window to front elevation, recess spot lights, opening into

Kitchen
Fitted with a range of wall and base units with laminate work surfaces, twin bowl stainless steel sink drainer unit, mixer taps, Stanley oil fired twin hob range cooker, stainless steel splashback, extractor canopy, twin gas hob, double glazed windows to front and side elevation, stable door leading to garden, recess spotlights, integrated dishwasher, space for fridge freezer, walk-in pantry with tiled floor, shelving, butler sink, mixer tap, plumbing and space for washing machine, space for fridge, extractor fan, double glazed window.

Utility Room
Door to courtyard, double glazed roof light, tiled floor, oil fired boiler (fitted 08/01/2025 with five year guarantee), loft access.

W.C.
Wall mounted wash hand basin, low level W.C., double glazed window.

Bedroom Two
Double glazed French doors leading to the rear courtyard, built-in wardrobes, two wall light points, wood laminate floor covering.

Ensuite
Walk-in corner shower, low level W.C., pedestal wash hand basin, tiled floor, tiled walls, recess spotlights, extractor canopy, shaver point, heated chrome towel rail.

First Floor Galleried Landing
Vaulted ceiling, exposed a-framed ceiling beams, engineered oak flooring, study area with bookcase.

Bedroom One
Double glazed windows to front and side elevation, vaulted ceiling with exposed a-frames and ceiling beams, radiator, twin built-in wardrobes, double glazed roof light.

Family Bathroom
Fitted with a white suite comprising bath with shower over and screen, low level W.C., wash hand basin set on vanity with storage cupboard under, part tiled walls, shaver point, recess spotlights, loft access, double glazed windows to front elevation, heated chrome towel rail, extractor fan.

Bedroom Three
Double glazed windows to both front and side elevations, built-in wardrobe, vaulted ceiling with exposed a-frame ceiling beams, radiator.

Externally
The property is approached along a tree lined, private driveway leading to a large gravelled parking and turning area, twin oak framed car port, single garage, wood store, oil tank, tool shed, twin gates leading to rear courtyard garden which is gravelled with a central pond and paved seating area, tap, glazed door to entrance hall. The front of the property has a large paved patio entertaining area with courtesy lights and lawned area with a variety of trees. To the side of the property is an orchard leading onto kitchen garden with polytunnel, greenhouse, shed, composting area and a range of fruit bushes. The property has two paddocks extending to around 5.98 acres and an area of amenity woodland of around 3.91 acres. The paddock area comprises flat agricultural ground which would be ideal for grazing.

Agents Notes
This property is for sale with no onward chain.

Services
Mains electricity, mains water and private drainage are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band
Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY3 8HQ
0345 678 9000
The property is in 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@halls.gb.com

Directions
Postcode for the property is SY15 6DE

What3Words Reference is certified.unfilled.fixtures

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