



## The Old Post Office

Ref: 5842768

Compton House, Broad Street, Montgomery, SY15 6PH

Freehold: £595,000

Exceptional holiday let

Situated in the heart of this historical town

4 bedrooms (sleep 8)

Finished to an incredibly high standard

Fantastic trade and business

Turn-Key opportunity. Energy Rating C



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## Description

An opportunity has presented itself to acquire a self catering holiday let within the heart of this historic town, The Old Post Office has been finished to an incredibly high standard throughout. Catering for eight people over three floors and with four sizeable bedrooms and following a fundamental renovation prior to opening in May 2021, it has received high accolades in the two years it's been trading. Grade II listed, it retains many period and historical features which adds to the charm. Fully fitted with everything one needs for a weekend or week away, this holiday let is a fabulous opportunity for an incoming buyer to retain the current model and continue trading straight away, being 'turn key' it makes a sensible investment.

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## Location

what3words: ///tastes.explained.hints

Welshpool 8.2 miles, Shropshire Hills ANOB 17 miles, Shrewsbury 24 miles, Ludlow 28 miles, Snowdonia National Park 45 miles

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## Internal Details

End of terrace, this symmetrical Grade II listed property is incredibly attractive, built mostly of red brick it stands proud on the corner of this market square. Retaining many period features, but brought up to modern building standards with a new roof and fully insulated walls, this former Post Office has large bay windows to the ground floor, flooding the open plan living arrangement with light, sash windows adorn the front elevation adding further historical significance. Entering the property into the open plan living space, thoroughly thought out with dining area, sitting area and a fabulous kitchen. The kitchen, fitted with high end appliances, includes a generous island/ breakfast bar with solid oak worktop. The sitting area is comfy with a wood burning stove giving it a cosy feel, further on this floor is a cloakroom and utility with access to a rear courtyard garden.

Designed with eco living in mind the house has been fully rewired and has a state of the art air source heat pump which can be controlled remotely via an app. This system also attracts a RHI payment paid quarterly to the property owner until May 2028.



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## Letting Accommodation

Rising to the first floor, an original wood staircase leads the way, two bedrooms occupy this floor, one being the 'Blue Room', a full-length room it is incredibly spacious with seating area and working wood burning stove to one end. Further on this floor is a bathroom, a modern suite with large walk-in shower.

The second floor provides a further two bedrooms with views across the square and countryside beyond, attractive rooms, they retain original bedroom doors showing the room numbers from when it was believed to have been a Georgian lodging house. Further on this floor is another sizeable bath/shower room with modern suite, roll top bath and shower.

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## Fixtures & Fittings

All fixtures and fittings are owned outright and will be included within the sale. The Vendor will remove any personal items within the property prior to a sale.



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### External Details

Externally and to the rear is a courtyard style garden, laid with slabs and enclosed, it has access to the street via a garden gate to the rear. This courtyard is owned by the property but with an easement allowing use by the owners of the neighbouring property.

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### Trading Information

Trading information can be obtained from the selling agent.

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### The Opportunity

This is a fabulous opportunity to own a historic part of Montgomery for not a huge sum, the former Post Office has now been crafted into an exceptional holiday let which has been trading well in the first two years of operation. The house is currently listed with Sawday's and Under the Thatch.

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### Business Rates

Confirmation of business rates payable should be obtained from the local authority.

GROUND FLOOR



1st FLOOR



2nd FLOOR



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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