



SAMUEL WOOD

Blue Barn, Green Lane, Churchstoke, Montgomery, SY15 6EN

Asking Price £775,000



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- Beautifully Presented Family Home
- Five Generous Sized Bedrooms
- Stunning Countryside Views
- Spacious Reception Rooms
- Biomass Boiler (Wooden Pellets)
- Delightful Rural Location
- Extensive Plot
- Land (Approx. 4 Acres)
- One Bedroom Annexe
- EPC Rating D

Samuel Wood is delighted to offer for sale this beautifully presented farmhouse, situated in the idyllic rural location of Churchstoke on Green Lane. The property provides a high specification contemporary interior while maintaining a rustic charm in keeping with a building of its age. Enjoying open views of the surrounding countryside, wonderfully landscaped gardens and extensive land size of approximately 4 acres. There is a versatile separate one bedroom annexe, large log shed and generous sized workshop. Viewing of this stunning barn conversion comes highly recommended by the selling agent.

Starting with the ground floor, this charming residence boasts a well-designed layout and a welcoming ambiance. The ground floor features two beautiful living rooms complete with oak flooring, log burners, one with sliding doors to the garden, a modern kitchen equipped with granite worktops, underfloor heating, state-of-the-art appliances and bifold doors to the patio. There is also a dining room, spacious laundry room, utility room, WC, bedroom and shower room.

Upstairs, you'll find five well-appointed bedrooms that offer comfort and tranquility. Master bedroom provides built in wardrobes, exposed oak beams and two velux windows for dual aspect. The first floor also includes a stylish bathroom and shower room. A jewel in the crown of Blue Barn is the stunning office space providing amazing rural views through its feature oak window. The cleverly designed layout ensures privacy and functionality, catering to the diverse needs of a modern household.

Outside, Blue Barn truly shines with its breathtaking surroundings. There is a separate versatile one bedroom annexe complete with living room featuring a log burner, kitchen/diner, shower room and WC. The property sits on a generous four-acre plot, including fields, a pond and providing ample space for outdoor activities and leisure. The meticulously maintained garden offers a peaceful retreat, adorned with colourful flowers and well-manicured lawns. Additionally, the property boasts a large recently resurfaced driveway, two outbuildings which can be utilised for various purposes such as storage or workshops and solar panels on the roof providing a financial incentive back to the owner.







Directions

From the A489 in Church Stoke, turn into Hall Bank sign posted Old Church Stoke. Continue for approx .5 mile and bear right into Green Lane, the property can be found a short distance on the left-hand side.

Services: We understand that the property has a biomass (wooden pellet) powered heating system, LPG to power the hob, mains electricity, mains water and private drainage.

Broadband Speed: Basic 17Mbps & Superfast 49Mbps

Local Authority: Powys County Council

Council Tax Band: F

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





