



 SAMUEL WOOD



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Mortimer House, 10 Mortimer Road, Montgomery, SY15 6UP

Offers In The Region Of £525,000







# Mortimer House, 10 Mortimer Road

Montgomery, SY15 6UP



- Elegant Detached Property
- 4 Bedrooms, 4 En-Suites
- Near Town Centre
- Modern Kitchen, Built-In Appliances
- Generous Living Spaces
- Private Garden, Off-Road Parking
- Beautifully Presented Throughout
- EPC Rating 'Pending'

Welcome to Mortimer House, a stunning property situated in the charming town of Montgomery. This exceptional family home presents a rare opportunity to acquire a residence of both character and contemporary design. Boasting spacious living areas, picturesque surroundings, and a prime location, Mortimer House is sure to captivate any discerning buyer.

The ground floor of Mortimer House comprises an inviting entrance lobby with a central staircase rising to the first floor. A spacious lounge with a feature open fireplace provides a comfortable living and entertaining space with double doors to the rear garden. A generously proportioned sitting room provides further space for relaxing and a welcoming ambiance.

The dining room provides a versatile living area for families of all sizes being adjacent to the kitchen. The heart of the home is a modern and fully-equipped kitchen, thoughtfully designed with a utility room and there is also a guest cloakroom for added convenience.

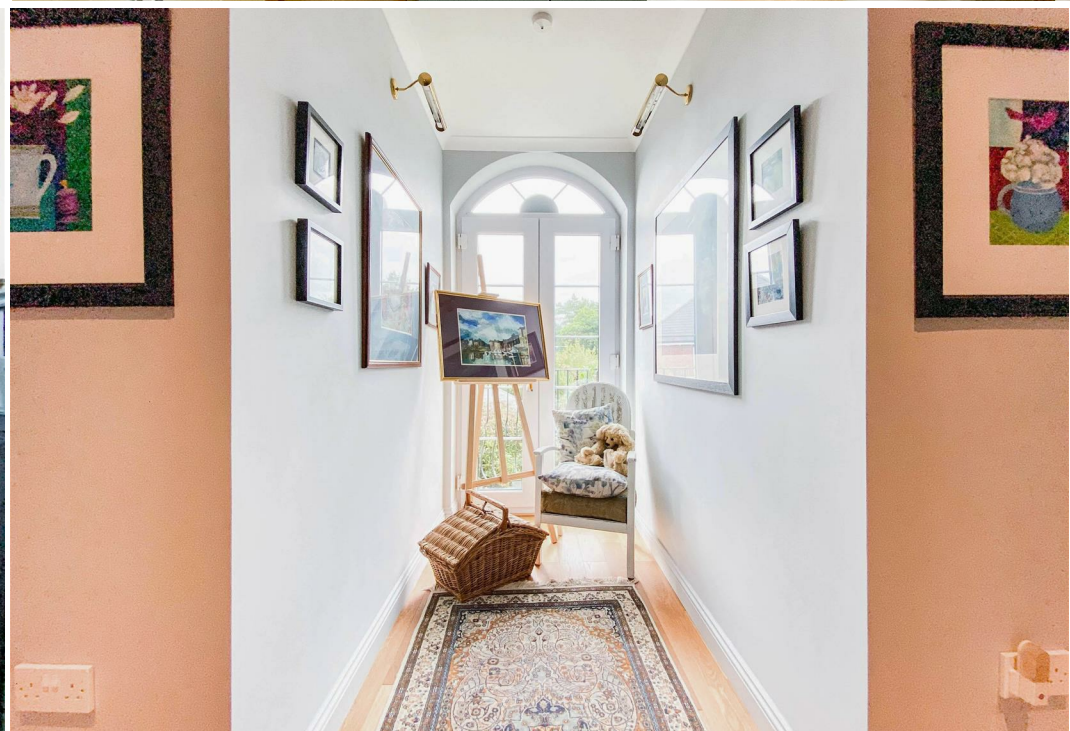
The property comprises four well-appointed bedrooms to the first floor with an impressive gallery landing, each bedroom benefits from a luxurious en-suite offering convenience and privacy for all family members and guests.

The house is complemented by a private garden, providing a peaceful retreat and a perfect place to enjoy al fresco dining or outdoor entertaining. The garage has been converted into a studio, with power and lighting connections, this could be used as a garden office with secure store room to side. This detached outbuilding could be returned to use as a garage with secure parking for your vehicles, as well as additional off-street parking for guests.

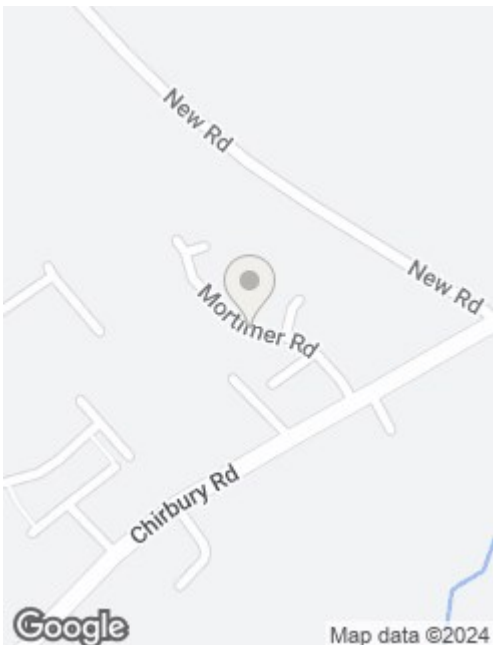
Montgomery is a historic market town that exudes a charming character and offers a strong sense of community. The town features an array of shops, quaint cafes, traditional pubs, and essential amenities. Surrounded by picturesque countryside, Montgomery is ideal for those seeking a tranquil yet well-connected lifestyle.











## Directions

Upon entering Montgomery from Newtown on the B4385, proceed past the first left hand turning for Welshpool until you reach the triangular island. Turn left onto Chirbury Road (B4386). Proceed along this road towards the outskirts of the town and then turn left onto Mortimer Road. Follow the road for approximately 50m, Mortimer House (no.10) is located on the right hand side.

Services: We understand that the property has oil-fired heating, mains electricity, mains water and drainage.

Broadband Speed: Basic 18 Mbps, Superfast 62 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority:  
Powys County Council.  
Powys County Hall.  
Spa Road East,  
Llandrindod Wells.  
LD1 5LG.  
Tel: 01597 827460 (General Enquiries).

Council Tax Band: G

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.



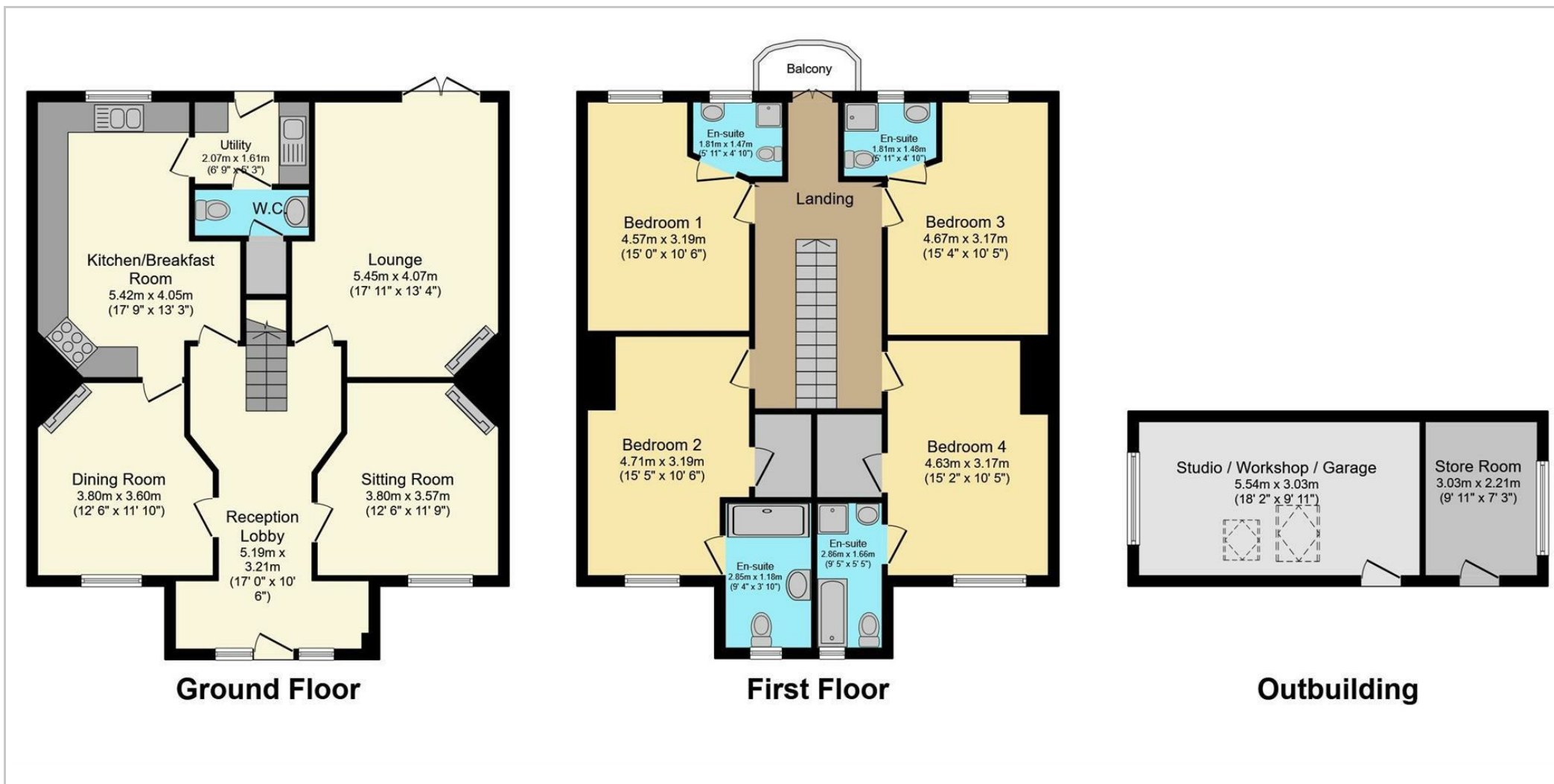








## Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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