



SAMUEL WOOD

Bank Cottage, Priest Weston, Montgomery, SY15 6BZ
Offers In The Region Of £495,000



Bank Cottage,

Priest Weston, Montgomery, SY15 6BZ



- Idyllic Rural Location with amenities close by
- Two Reception Rooms, Large Conservatory
- Garages and Off-Road Parking
- EPC E
- Beautifully Presented Three Bedroom Cottage
- Terrace and Gardens
- Local Primary and Secondary School transportation from the property

Set in the tranquil countryside, Bank Cottage presents a charming opportunity to embrace a quintessential rural lifestyle. This picturesque property exudes character and warmth, offering a blend of traditional aesthetics with modern comfort. Situated near the idyllic village of Priest Weston, this delightful cottage promises serene surroundings and comfortable accommodation.

The larger town of Montgomery is just over five miles away. Amenities include shops, schools, medical practice, public houses, restaurants, cafe's, recreational facilities, churches and a take away restaurant. The village of Church Stoke is just under four miles away and benefits from further amenities including a large supermarket. The area is known for its picturesque landscapes and close-knit community.

Bank Cottage exudes character and charm with its traditional part stone facade, exposed beams, and cozy interiors, offering a glimpse into the area's rich heritage. The property is surrounded by breathtaking countryside views, providing a tranquil backdrop for country life.

Spread across two levels, this well-appointed cottage features four bedrooms, two bathrooms, and two reception rooms, providing ample space for comfortable living and entertaining. While retaining its historic charm, Bank Cottage has been thoughtfully updated to offer modern conveniences, including a fully equipped kitchen, with Shaker style units incorporating a built-in raised height double oven, additionally a ceramic hob with extractor over, tiled splash backs and quarry tile flooring. A generous utility room with traditional units, worktops inset sink with drainer and planned space and plumbing for washing machine.

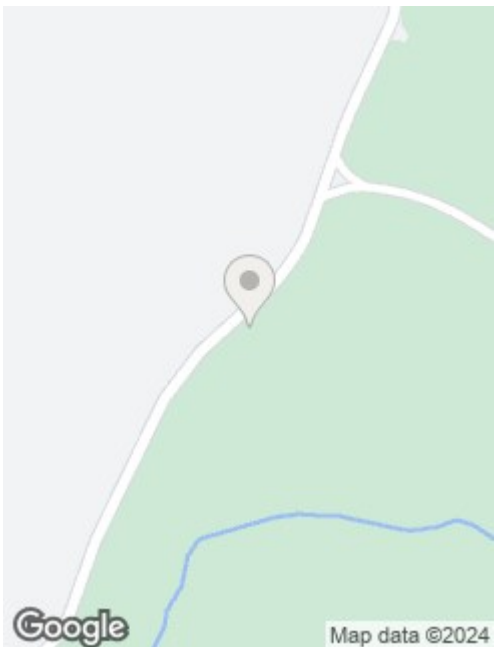
Generously proportioned rooms throughout the property, provide ample space for family living, the good sized lounge has exposed ceiling timbers and feature fireplace. The cozy snug features an open fire against exposed raised brick fireplace, complimented by exposed timbers and exposed stone wall. The spacious conservatory overlooks the garden and provides further living space, doors lead to a lovely terrace and patio area.

Stairs rise from the hallway to the first floor where you will find four comfortable bedrooms, each room benefits from an abundance of natural light. The house bathroom has a suite in white comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and W.C. An additional shower room is fitted with shower cubicle with mixer and rainfall shower head, low-flush W.C. and pedestal wash hand basin. Bank Cottage benefits from central heating, and double glazing, ensuring year-round comfort for residents.

Step outside to discover an enclosed garden, surrounded by open countryside. A detached garage block with electricity connected provides storage for three vehicles with further parking to the front. Pathways around the property provide access to the parking space adjacent to the property.







Directions

We recommend using what3words, navigate to: -
///reservoir.secretly.stirs

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

Broadband Speed: Basic 5 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

Local Authority:
Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire
SY2 6ND.
Tel. 0345 678 9000

Council Tax Band: D

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.

To appreciate the unique charm, character and surroundings of Bank Cottage, we highly recommend arranging a viewing. Call - 01588 672728, email: cravenarms@samuelwood.co.uk







Ground Floor

Floor area 105.9 sq.m. (1,140 sq.ft.)



First Floor

Floor area 72.3 sq.m. (778 sq.ft.)

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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