



SAMUEL WOOD

Roundwood, Churchstoke, Montgomery, Montgomeryshire, SY15 6DY

Offers In The Region Of £640,000







# Roundwood,

Churchstoke, Montgomery, Montgomeryshire, SY15 6DY



- 5 Double Bedrooms
- Stunning Views
- Oil Central Heating
- Elevated Plot
- Large Utility
- 2 Acres
- 4 Reception Rooms
- Quiet Location
- Bathroom & Shower Room
- Garden & Woodland

This 5 Bedroom detached house enjoys a stunning elevated location with far reaching views across the countryside. The property which benefits from upvc double glazing where listed and oil fired central heating has accommodation to include Reception Hall, Cloakroom, Living Room, Sitting Room, Dining Room, Sun Room, Kitchen, Utility, 5 Double Bedrooms Bathroom & Shower Room. Outside the property has a fantastic garden, large woodland and a garage with further storage sheds.



## Reception Hall

UPVC double glazed door opens into hallway having shelving for shoes fitted

## Cloakroom

With WC in suite of white, fitted cupboard with shelving. Double glazed window to side elevation

## Living Room 18'0" x 17'8" (5.50 x 5.40)

Having feature fireplace with tiled hearth and wood burning stove fitted, double doors opening to the airing cupboard housing the hot water cylinder and has shelving fitted. Two double glazed windows to rear elevation and access to stairs.

## Kitchen 18'0" x 12'9" (5.50 x 3.90)

Which has recently been refitted to include a range of base cupboards, drawers, heat resistant work surfaces, tiled splashbacks, central island matching the kitchen units, 1.5 bowl sink drainer unit, fitted Stanley oil fired cooker with oven and AEG Induction Hob with 4 cooking zones. Planned space for under counter fridge, dishwasher and large fridge-freezer. UPVC double glazed windows to front and side elevations taking in the fantastic views across the countryside.

## Utility 13'9" x 8'6" (4.20 x 2.60)

Having a range of matching base cupboards and wall cupboards, heat resistant work surface, planned space for washing machine and tumble dryer, single bowl sink drainer unit. UPVC double glazed windows to front, side and rear elevations and double glazed door opening into the garden.



### **Sitting Room 18'0" x 12'1" (5.50 x 3.70)**

With exposed beams, feature fireplace with flagstone hearth, wood surround with wood burner fitted, wall mounted radiator, two secondary glazed windows to frontage and door opening onto the patio area.

### **Sun Room 17'0" x 12'1" (5.20 x 3.70)**

With feature fireplace with tiled hearth and wood burner fitted, wall mounted radiator and UPVC double glazed windows to front and side elevations.

### **Dining Room/Study 17'0" x 12'1" (5.20 x 3.70)**

With UPVC double glazed windows to side and rear elevations and wall mounted radiator.

### **First Floor Landing**

Having fitted cupboard with shelving and secondary glazed window to frontage

### **Bedroom 1 14'9" x 14'5" (4.50 x 4.40)**

Having wall mounted radiator and UPVC double glazed windows to side and rear elevation

### **Bedroom 2 17'4" x 11'1" (5.30 x 3.40)**

With wall mounted radiator and UPVC double glazed windows to side and rear elevation

### **Bedroom 3 13'1" x 11'1" (4.00 x 3.40)**

Having fitted wardrobe with two hanging rails, wall mounted radiator and UPVC double glazed window to front and side elevation

### **Bathroom 8'6" x 7'6" (2.60 x 2.30)**

WC, pedestal wash hand basin and bath in a modern suite of white, extensively tiled walls, wall mounted electric fan heater and UPVC double glazed window to frontage.

### **Bedroom 4 13'1" x 9'10" (4.00 x 3.00)**

Having wall mounted radiator and UPVC double glazed windows to side and rear elevation

### **Shower Room 11'9" x 4'3" (3.60 x 1.30)**

Having a modern WC, pedestal wash hand basin and shower unit in suite of white, extensively tiled walls, feature beam and wall mounted electric fan heater

### **Bedroom 5 12'1" x 7'7" (3.70 x 2.33)**

With lovely stone wall, feature beam, wall mounted radiator and window to frontage

### **Outside**

As you approach the property there is a substantial gravelled parking area, a single garage with light and power fitted and additional large storage/log shed. Steps then lead up to the rear door. Immediately surrounding the property is a beautiful garden area. Directly off the property there is a generously sized patio ideal for summer dining and granting access to the front door. The majority of the garden is laid to lawn with a range of plants and shrubs. Stunning views across the Shropshire countryside, extensive woodland with a range of different trees, boundaries are made up of hedging and fencing and the extent of the property's land is 2.05 acres.







### Services

Mains electricity, mains water, private drainage via a septic tank, oil fired central heating via a Worcester Bosch condensing oil fired boiler for Central Heating and Hot Water. UPVC double glazed where listed.

Flood Risk - Low  
Broadband Speeds:  
Basic 6 Mbps  
Ultrafast: 1800 Mbps

### Tenure

Freehold

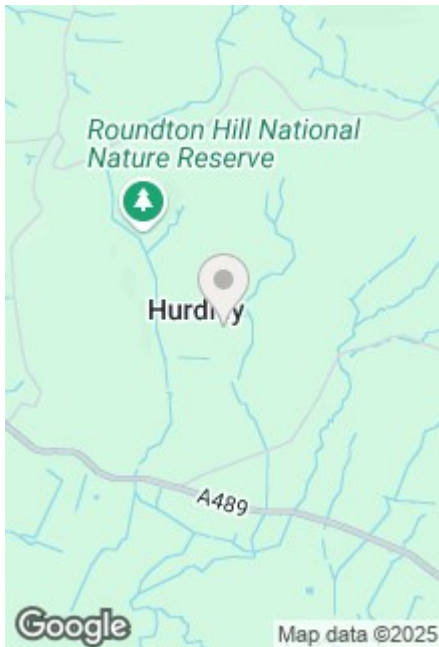
### Local Authority

Powys Council  
Tax band: G

### To View This Property

Contact the Craven Arms Office on 01588 672728 or email [cravenarms@samuelwood.co.uk](mailto:cravenarms@samuelwood.co.uk)  
Or WhatsApp 07716 211480 for out of office enquires please phone Jack Davies 07942 186235

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### Directions

From Craven Arms office head North on the A49 and after approx. 1/2 a mile turn left onto A489 signposted Bishops Castle, follow this road for 10 miles and you will get to a T junction at Lydham, turn right and shortly afterwards you will see a turn off for Churchstoke on the left hand side. Take this turn and follow the road for approximately 3 miles and you will see a right hand turn onto a lane signposted for Hurdley take this turning and the property will be found up that road on the left.





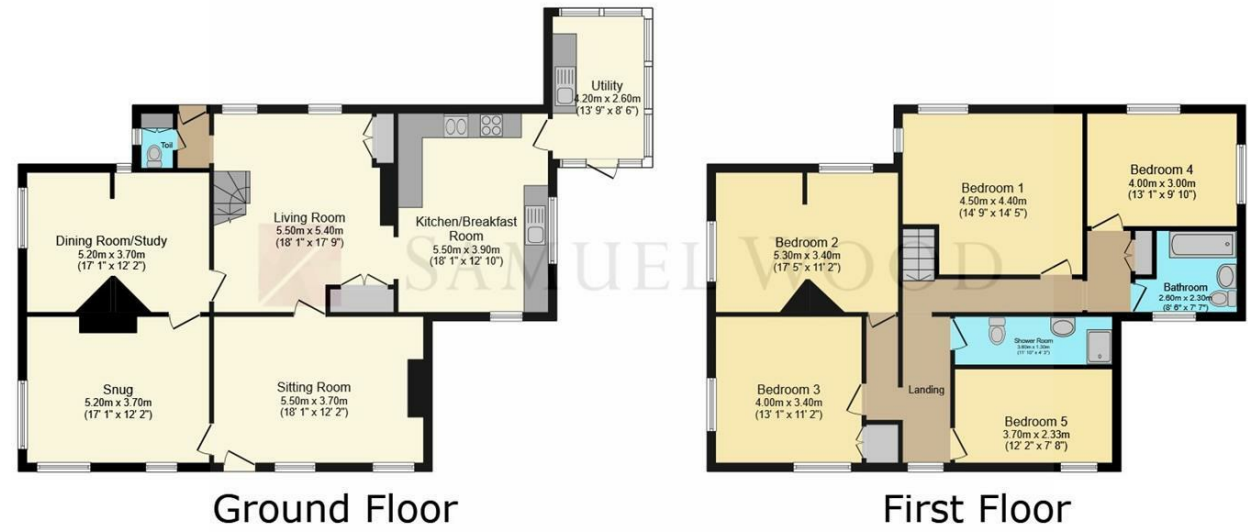








Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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