



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Pound House & Shepherd's Hut, Forden, Welshpool,  
SY21 8NII**

**Offers In The Region  
Of £550,000**

To view this property please call us on **01743 236 800** Ref: C7713/WM/KQ

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# An attractive, four bedroom detached period cottage of character, set in a tranquil setting with countryside views.

This attractive four bedroom period cottage boasts a wealth of charm and character with exposed beams and natural stone walls to many rooms. The accommodation briefly comprises; entrance porch, reception hall, sitting room, dining room/snug, breakfast kitchen, rear hall, utility/cloakroom, pantry . Master bedroom with en suite shower room and superb terrace enjoying open views, three further bedrooms (one with en suite wc), family bathroom. Double garage, store room, log store and ample parking. Delightful gardens extending to approximately 1/4 of an acre. There is LPG gas fired central heating as well as alternative heating via a solid fuel Rayburn. Full fibre broadband to the House and Shepherd's Hut. The property has the added benefit of a separate Shepherd's Hut providing additional living accommodation.

The property is set in the beautiful border county known as the Welsh Marches and enjoying delightful panoramic views over the adjoining countryside and surrounding hills. The property is situated on Offa's Dyke, where delightful walks are immediately to hand. Pound House is approximately 20 miles west of Shrewsbury, 2 miles from Montgomery and 6 miles from Welshpool.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

#### RECEPTION HALL

16'2" x 9'2" (4.94m x 2.79m)  
Slate tiled floor  
Double doors to garden

#### DINING ROOM / SNUG

16'2" x 15'8" (4.94m x 4.78m)  
Exposed beams and timbers  
Exposed natural stone walls  
Window to the front  
Inglenook fireplace with inset log burner

#### SITTING ROOM

16'2" x 15'4" (4.94m x 4.68m)  
Exposed beams and stone walling  
Windows to the fore

#### REAR HALL

Door to garden.

#### CLOAKROOM / UTILITY

6'5" x 8'5" (1.95m x 2.57m)  
Wash hand basin, wc  
Window to the rear  
Coal store  
Wall mounted LPG gas fired boiler

#### KITCHEN / BREAKFAST ROOM

10'5" x 16'10" (3.17m x 5.13m)  
Range of matching wall and base units  
Slate tiled floor  
Solid Fuel Rayburn (Providing the central heating and hot water)  
Two windows enjoying open views  
Exposed ceiling beams

#### REAR PORCH

Door to gardens

#### PANTRY

4'6" x 5'5" (1.36m x 1.66m)  
Window

STAIRCASE rising from dining room to FIRST FLOOR LANDING with exposed beams and natural stone walling.

#### BEDROOM 1

16'2" x 9'9" (4.94m x 2.97m)  
Triple aspect with windows to the fore, side and rear.  
Double doors opening to superb TERRACE (10'5" x 14'2")enjoying far reaching views over neighbouring fields.

#### EN SUITE SHOWER ROOM

Wash hand basin, wc  
Shower cubicle  
Window

#### BEDROOM 2

12'1" x 9'7" (3.68m x 2.93m)  
Window to the fore

#### EN SUITE WC

Wash hand basin, wc

#### BEDROOM 3

12'2" x 8'3" (3.71m x 2.51m)  
Built in store cupboards  
Window

#### BEDROOM 4

12'2" x 8'1" (3.71m x 2.46m)  
Double doors to Juliette Balcony  
Built in store cupboard  
Window

#### BATHROOM

Panelled bath  
Wash hand basin, wc  
Window

## OUTSIDE THE PROPERTY

### DOUBLE GARAGE

Two double entrance doors  
Power supply  
Access to:

### STORE ROOM

Two windows  
Power supply  
Adjoining log store

The property is approached off an unadopted lane, with gated access to its own spacious driveway providing ample parking and access to the garage. Front Garden laid to lawn with mature shrub beds and borders.

Delightful and good sized REAR GARDENS mainly laid to lawn with a wide variety of shrub beds and box hedging, feature pond. Quarry tiled terrace providing additional seating area. At the bottom of the garden is a small orchard with a number of trees, including apple trees, pear and damsons.

### SHEPHERD'S HUT

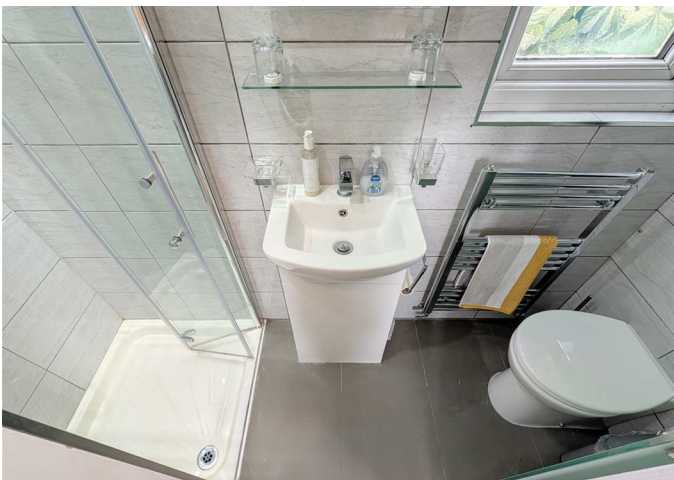
Situated in the grounds of Pound House and providing superb additional living accommodation, with the added benefit of its own entrance off the bridleway.

The Shepherd's Hut currently comprises; bedroom area, living/kitchen with modern units and fitted appliances and an en-suite shower room. There is also a private decked terrace area, providing private seating space and enjoying views over neighbouring countryside. Mains electricity and water are connected. There is also Wifi and its own LPG supply.

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FLOOR PLANS ...



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the B4386 (Montgomery Road), passing through Knox, Yockleton, Westbury, Worthen and Marton. Approximately half a mile beyond Marton, ignore the left turning to Montgomery and Chirbury and proceed straight ahead towards Welshpool. On reaching the T Junction on the A490 turn right, and immediately left and continue for 1.2 miles. Turn left into an unadopted Lane, where there is a footpath sign for Devils Hole. The cottage will be found after a short distance on the right hand side.



### SERVICES

We understand that mains water and electricity are connected. Private Cesspit drainage. LPG heating. Solid fuel Rayburn providing heating and hot water.

### TENURE

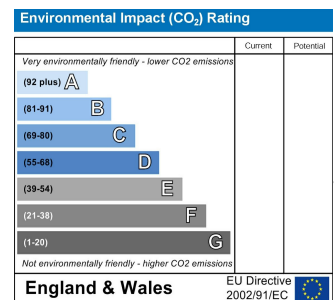
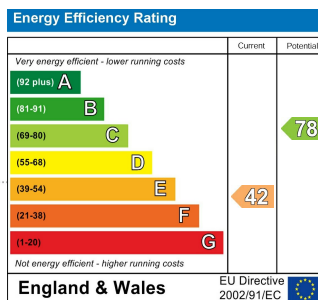
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Montgomery District Council  
Severn Street, Welshpool  
Tel: 01938 552828

Council Tax Band: G

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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