



Roger
Parry
& Partners

The Hollies, Kerry Road, Montgomery, SY15 6PD



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£650,000

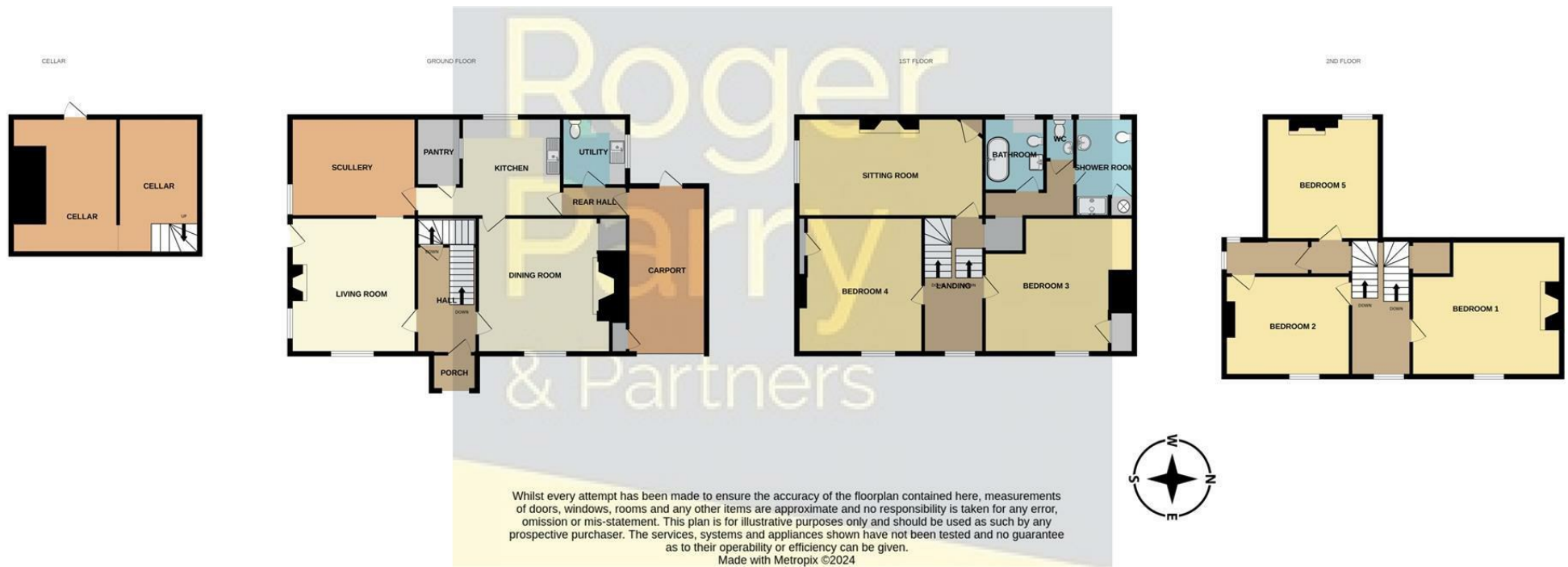
This stunning Grade II listed detached Georgian 5 bedroom, 3 reception room house has been greatly improved by the current owner but still retains a wealth of character and period features. With off road parking for 5 cars, a plot of approximately 0.7 acres (0.283 hectares), in a commanding position just a short stroll from the market square, in the sought after town of Montgomery. This property must be viewed to appreciate all that it has to offer. NO ONWARD CHAIN.





Floor Plan

(not to scale - for identification purposes only)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

A truly spectacular property that has been greatly improved and updated by the current owner and now offers a fantastic home within the sought after town of Montgomery which offers an excellent range of eateries and local shops, along with a post office and medical centre. Newtown and Welshpool have a further range of shops, schools and more comprehensive amenities. Shrewsbury is situated just 25 miles to the East and is noted for its bespoke shops, restaurants, theatres, schools and colleges. The property retains character and elegance with period details including sash windows, ornate fireplaces, polished original oak floor boards and original Georgian stenciling. The only way to fully appreciate this impressive property is to book a viewing.

GATED ENTRANCE PORCH

Wood and glazed door to:

ENTRANCE HALLWAY

Original polished oak staircase to the first floor, stripped floorboards, radiator and door to the cellars.

DINING ROOM

16' x 14'6" (4.88m x 4.42m)

A truly stunning room with white washed floorboards and exposed beams and an impressive inglenook fireplace with original wooden beam, inset log burner and remains of original stairs to what was the attached malt house, radiator and sash window with original shutters to the front with views across open countryside to Corndon and the Shropshire Hills.

LIVING ROOM

15'11" x 14'4" (4.85m x 4.37m)

Another stunning room with polished original oak floorboards and original plastered beams, original coving and an open fireplace with log burner, radiator, sash window with original shutters to the front and with a window and French Door to the sunny patio area and gardens.

KITCHEN

12'11" x 10'7" (3.94m x 3.23m)

With original blue brick flooring, exposed brickwork, bespoke vintage cupboards and shelving, solid oak work surfaces, fan assisted oven, induction hob, extractor fan, white Belfast style sink, plumbing for a dishwasher, radiator, high window to the rear aspect. Doors to rear hallway, pantry and scullery.

REAR HALLWAY

Wooden door to car port, original water pump and door to:

UTILITY ROOM

7'5" x 6'2" (2.26m x 1.88m)

Low flush W.C., white sink, solid oak worktops, plumbing for 2 washing machines, radiator and high window to the side courtyard.

PANTRY

9'8" x 8'1" (2.95m x 2.46m)

With original beams, original flagstone floor, Internal window to the kitchen with power and light.

SCULLERY

14'9" x 13'3" (4.50m x 4.04m)

Original cobbled floor with power and light.

CELLAR 1

8'11" x 12'8" (2.72m x 3.86m)

Staircase and original cobbled floor with power and light.

CELLAR 2

16' x 9'6" (4.88m x 2.90m)

Original flagstone floor, power and light with external door to the front via steps up to the drive.

FIRST FLOOR LANDING

Featuring original Georgian stenciling, polished original oak floorboards, radiator and sash window to the front with views across open countryside to Corndon and the Shropshire Hills.

SITTING ROOM

20'6" x 13'11" (6.25m x 4.24m)

A truly superb room with a large impressive ornate original marble and cast iron fireplace with log burner, polished original oak floorboards and original plastered beams, ornate coving and picture rail, sash window to the side aspect, radiator and a magnificent original built in corner cupboard with intricate walnut marquetry.

BEDROOM FOUR

16'1" x 13'5" (4.90m x 4.09m)

Polished original oak floorboards, built in cupboard, cast iron fireplace with open grate, radiator and sash window to the front with stunning views towards open countryside.

BEDROOM THREE

16'2" x 12'7" (4.93m x 3.84m)

A lovely spacious room featuring original Georgian stenciling and cast iron fireplace with open grate and walk in storage room to one side, radiator, polished original oak floorboards, floor level storage cupboard and sash window to the front with more magnificent views.

HALF LANDING DOWN STEPS TO:**INNER LANDING**

Radiator and white washed floorboards.

BATHROOM

10'6" x 7'5" (3.20m x 2.26m)

With a stunning original recently re-enamelled claw foot, cast iron, roll top bath with original unique waste, low flush W.C., wash basin with bespoke wooden vanity cupboard underneath, window to rear, ladder style radiator, white washed floorboards.

CLOAKROOM

Low level W.C., pedestal wash hand basin, white washed floorboards, ladder style radiator and window to rear.

SHOWER ROOM

Low flush W.C., pedestal wash hand basin, fully tiled shower cubicle with rain shower and hand held shower head, airing cupboard with electric water heater, white washed floorboards, ladder style radiator and window to rear.

SECOND FLOOR LANDING

Polished original oak floorboards, radiator and sash window to the front with breath-taking views.

BEDROOM ONE

17'10" x 17'3" (5.44m x 5.26m)

The impressive principal bedroom with polished original oak floorboards, original cast iron fireplace with open grate, radiator and sash window to the front with those magnificent views.

BEDROOM TWO

14'2" x 13'2" (4.32m x 4.01m)

Polished original oak floorboards, radiator, hatch to loft and sash window to the front with more stunning views. Door to;

DRESSING ROOM

11'6" x 4'4" (3.51m x 1.32m)

Interconnecting room with polished original oak floorboards, wall timbers and windows to side and rear.

BEDROOM FIVE

14'7" x 13'4" (4.45m x 4.06m)

Currently used as a study with polished original oak floorboards, radiator, open fireplace, hatch to loft, window to rear and doors to eaves storage either side.

OUTSIDE**FRONT**

Front and side gates and original cobbled path to the front door. Laid to lawn with flower and shrub beds. Holly and yew hedges. Gate and steps down to the cellar. Enjoying far reaching views.

REAR AND SIDE GARDENS

The gardens are a real feature of the property being slightly sloping to the rear and side of the property and enjoying far reaching countryside views. Mainly laid to lawn with trees including copper beech, silver birch, hazelnut and apple. Shrubs including 3 amazing magnolias, rhododendron, tree peonies, lavender and photinias with a holly hedge to the front. Patio area that is south facing to enjoy the sun, outside lights and tap. Brick path around the house and two sets of steps up to the lawns. Wooden gate onto Kerry Road. Large wooden framed greenhouse.

OFF ROAD PARKING

Carport and driveway parking for 5 cars.

CAR PORT

10' x 23' (3.05m x 7.01m)

A gate leads to the rear gardens. Door to log store with electric sockets and a separate consumer unit, ready for an electric vehicle charging point.

AGENTS NOTE

As the selling agent we have been advised the current vendor has made considerable improvements to the property including:

State of the art German heating system that is controlled via an app with 25 year transferable warranty. (24 years remaining at the time of the property going to market).

Electric water heating on demand with a 10 year transferable warranty. (9 years remaining at the time of the property going to market).

Re-wired

Re-plumbed

New lime plastering

3 log burners installed

Carbon monoxide alarms fitted

GENERAL NOTES**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. Electric central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 17 Mbps & Ultrafast 1000 Mbps.

Mobile Service: Likely

FLOOD RISK: Very Low.

COUNCIL TAX BANDING

We understand the council tax band is I. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



Local Authority: Powys County Council

Council Tax Band: I

EPC Rating: G

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

On entering the town proceed up the hill turning right into the square with the town hall directly in front. Take Kerry Road to the left of the town hall, travelling a short distance.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.