







**Cross House Lower Lane, Chirbury, Montgomery, Powys, SY15 6UB**  
**Offers In The Region Of £475,000**

Situated on the outskirts of the popular village of Chirbury, this four bedroom cottage boasts character features combined with open countryside views and spacious accommodation. In brief the accommodation affords porch, kitchen/breakfast room, utility, rear hall, shower room, living room, snug and dining room. To the first floor are four bedrooms and bathroom. Externally there are two garages, workshop, parking and turning point and generous sized gardens.







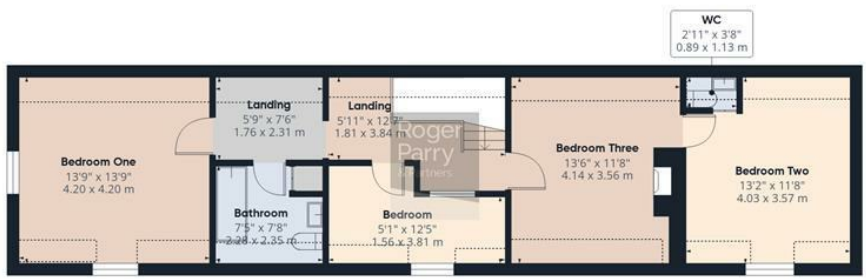




Floor Plan  
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Ground floor Building 3



Approximate total area<sup>(1)</sup>

1929 ft<sup>2</sup>  
179.4 m<sup>2</sup>

Reduced headroom

169 ft<sup>2</sup>  
15.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**REAR PORCH**

4'1 x 7'1 (1.24m x 2.16m)

Hardwood door, windows to sides, tiled flooring, ceiling light and wood and glazed door into;

**ENTRY**

3'1 x 5'7 (0.94m x 1.70m)

Tiled flooring, wooden door and ceiling light.

**KITCHEN/BREAKFAST ROOM**

13'8 x 14'6 (4.17m x 4.42m)

Farmhouse style kitchen fitted with a range of wall and base units with worktops over, Aga, inset sink with mixer tap and drainer below a window overlooking the garden and beyond. Tiled flooring, beams to ceiling and ceiling light.

**UTILITY**

4'6 x 6'1 (1.37m x 1.85m)

Work top with void below for washing machine and space for fridge/freezer, shelving and storage cupboard, window to the front, ceiling light and tiled flooring.

**SHOWER ROOM**

5'3 x 6 (1.60m x 1.83m)

Fitted with an enclosed shower cubicle, low level WC and wash hand basin. Tiled flooring, ceiling light, heated towel rail and window to the side.

**SNUG**

13'6 x 12'6 (4.11m x 3.81m)

Montgomeryshire Oak flooring, beams to ceiling, staircase to first floor and window to the rear.

**FRONT PORCH**

2'6 x 5'9 (0.76m x 1.75m)

Solid wood front door, Montgomeryshire Oak flooring, ceiling light and wood and glazed door into the snug.

**DINING ROOM**

13'9 x 8'7 (4.19m x 2.62m)

A real feature with exposed brick chimney with original bread oven, continuation of Montgomeryshire Oak flooring, beams to ceiling, window to the front and rear elevations and wall light. Opening into;

**LIVING ROOM**

13'4 x 9'10 (4.06m x 3.00m)

Cosy and characterful room with exposed brick fire surround with inset wood burner, window to the front, Montgomeryshire Oak flooring, beams to ceiling and wall lights. Door into;

**SUN ROOM**

8'2 x 8'1 (2.49m x 2.46m)

Beautiful room with uPVC double door opening onto the patio area and windows looking over the garden, tiled flooring, exposed brick wall and ceiling light.

**FIRST FLOOR****LANDING**

Spacious landing with wooden flooring, ceiling light and doors off to;

**BEDROOM ONE**

13'9 x 13'9 (4.19m x 4.19m)

Double room with windows to front and rear elevations with beautiful countryside views, part vaulted ceiling, and ceiling light.

**BATHROOM**

7'5 x 7'8 (2.26m x 2.34m)

White suite comprising panelled bath with shower over, low level WC and wash hand basin. Radiator, ceiling light and built in cupboard.

**BEDROOM TWO**

13'2 x 11'8 (4.01m x 3.56m)

Double room with wood flooring, Velux windows to front and rear elevations with beautiful views, and ceiling light.

**WC**

2'11 x 3'8 (0.89m x 1.12m)

Toilet, wash hand basin, extractor fan and ceiling light.

**BEDROOM THREE**

13'6 x 11'8 (4.11m x 3.56m)

Currently used as an office ( interjoining room with bedroom two ). spacious room with Velux window, shelving, feature fireplace and ceiling light.

**BEDROOM FOUR**

5'1 x 12'5 (1.55m x 3.78m)

single room with window to the front, radiator and ceiling light.

**EXTERNAL****GARAGE**

9'7 x 15'1 and 9'6 x 12'8 (2.92m x 4.60m and 2.90m x 3.86m)

The garages are interjoining by a pedestrian door, but are separate with a wall. The one has an up and over door, power and lighting. The other has the coal bunker in, power and lighting.

**OUTBUILDING**

7'1 x 12 (2.16m x 3.66m)

Workshop with window to front and rear, pedestrian door, shelving, power and lighting.

**GARDENS**

A real feature to this property. the current owner has put a lot of thought into this garden with wildlife pond and sitting areas, raised flower beds, vegetable beds, and a variety of fruits trees and plants. Garden shed, shed containing the water system, greenhouse and patio entertainment area enclosed by fencing.

**PARKING**

There is a gravelled parking and turning point offering space for several vehicles.

**Agent Note****TENURE**

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

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#### SERVICES

We are advised that mains electric. Borehole for water and septic tank drainage. We understand the Broadband Download Speed is: Standard 13 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

We understand the council tax band is F- POWYS. We would recommend this is confirmed during pre-contact enquiries.

#### 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.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.





**General Services:** Oil central heating, septic tank, private water.

**Local Authority:** Powys

**Council Tax Band:** F

**EPC Rating:** F

**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:**

What three words: ///pans.confident.marine

**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.