

FOR SALE

9 Broad Street, Montgomery, Powys, SY15 6PH



Approximate Area = 1847 sq ft / 171.6 sq m
Outbuilding = 230 sq ft / 21.3 sq m
Total = 2077 sq ft / 192.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1472744



FOR SALE

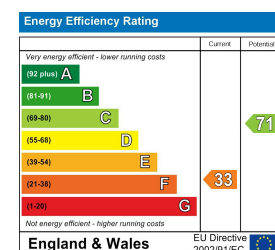
Offers in the region of £375,000

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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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Situated on the town square in the centre of the popular town of Montgomery this Grade two listed characterful town house has a shop unit to the front, ideal for those looking to run their own business or generate an income. The living accommodation that has been extended to the rear and comprises entrance hall, large open plan kitchen/diner, shower room, Oak frame lounge with glazed gable and vaulted ceiling, landing master bedroom with brick fireplace, exposed beams and priest hole, further double bedroom, landing and two further double rooms. To the rear is a covered pergola to enjoy alfresco dining.



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2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s

- Grade II listed character townhouse
- Versatile front shop unit, ideal for running a business from home
- Ideally positioned in Montgomery's market town centre
- Substantial four-bedroom townhouse
- Versatile living accommodation

SITUATION

Montgomery has a remarkable heritage, with the ruins of Montgomery Castle (1223) rising above the town and offering spectacular views across the Welsh Marches. The parish church (1227) adds further depth to the area's medieval character, while landmarks such as The Old Bell Museum, Offa's Dyke Path, the Robber's Grave and the remains of the town wall create a unique and atmospheric backdrop to everyday life.

The town is well connected, with easy access to the A490 and A489 linking to Welshpool, Newtown and the wider Mid Wales and Shropshire road network. Rail services are available from nearby Welshpool, offering direct links to Shrewsbury, Birmingham, the North West and the Cambrian Coast

Combined with independent shops, welcoming cafés and beautiful countryside walks, Montgomery offers the very best of country living with excellent transport convenience

ACCOMODATION

Stepping through the charming quarry tiled entrance hall, you are immediately welcomed into a home full of character and warmth. A picture window fills the space with natural light, while the staircase rises to the first floor. The hall flows seamlessly into the spacious open-plan kitchen and dining room, where exposed beams and a tiled floor enhance the property's traditional appeal. Fitted with a comprehensive range of wall and base units, together with an electric hob and oven, this inviting space is perfectly suited to both everyday living and entertaining. Leading from the kitchen is a beautifully appointed shower room featuring a vaulted ceiling and exposed beams, adding further charm and individuality.

Adding to the property's versatility is a commercial unit positioned at the front, currently let and providing a valuable source of rental income. Equally, it presents an exciting opportunity for those wishing to establish their own business premises, create a home and work environment, or explore further investment potential, subject to any necessary consents. This unique feature enhances the property's appeal, offering both lifestyle flexibility and excellent income-generating possibilities.

To the rear, the property has been thoughtfully extended to create a stunning oak-framed living room. The impressive vaulted ceiling and striking glazed gable flood the room with natural light. This exceptional space provides a peaceful and relaxing retreat, perfectly combining contemporary design with the timeless character of the original home.

The first-floor landing retains a wealth of period charm, featuring exposed original floorboards and a sash window to the rear. The principal bedroom enjoys attractive views across the town square and is rich in character, boasting exposed ceiling beams, an exposed brick fireplace surround, a fascinating priest hole, and a wall of built-in wardrobes providing excellent storage. A further generous double bedroom overlooks the rear of the property, offering a peaceful and comfortable retreat.

The second floor continues to provide flexible and well-proportioned accommodation, with two additional bedrooms that are ideal for family living, guest accommodation or those seeking dedicated space for a home office or hobby room.

Additionally the attic is insulated, fully boarded and has electric light

EXTERNALLY

To the rear of the property, a covered pergola provides a delightful extension of the living space, creating a charming al fresco dining area that is perfect for entertaining family and friends or simply relaxing outdoors. Offering shelter throughout the seasons, an ideal setting for enjoying outdoor dining and summer evenings.

SERVICES

Mains electricity, water, drainage and oil central heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001 The property is in band ' E '

DIRECTIONS

Postcode for the property is SY15 6PH

What3Words Reference is ///thatched.staple.yarn

VIEWINGS

Strictly by appointment only with the selling agents:

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES

Please note all of our properties can be viewed on the following websites: www.hallsgb.com www.rightmove.co.uk www.onthemarket.com