

LLAN FAWR COTTAGE Priest Weston, Montgomery, Powys SY15 6DF

Price Guide £750,000



- Three Bedroomed Detached Cottage ● Elevated Position with Superb Far-Reaching Views
- Approx Three Acres in All ● Ideally Suited to Equestrian, Lifestyle or Smallholding Use
 - Excellent Range of Outbuildings including Stables, Tack Room and Field Shelter
 - Paddock Grazing, Established Orchard and Attractive Coppice/Woodland
 - Delightful Formal Gardens with Summer House
 - Private and Secluded Location with No Near Neighbours

REF AR8706

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:
Chirbury and Churchstoke 3 miles • Bishops Castle 8.5 miles • Newtown 14.5 miles
Welshpool 17 miles • Shrewsbury 20 miles

An attractive three bedroom detached cottage, set in approx. three acres, ideally suited to equestrian or smallholding use, in a stunning, elevated rural setting with wonderful views.

Enjoying an elevated position within approximately 3 acres, this charming three-bedroom detached cottage offers exceptional privacy, far-reaching countryside views and superb scope for those seeking a rural lifestyle. With no near neighbours and a range of useful outbuildings, the property is ideally suited to equestrian interests, smallholding pursuits or anyone looking for space, seclusion and a beautiful setting.

The property has been in the current vendors' ownership for over 30 years, providing an exceptional home for them, their dogs and miniature ponies. It is offered for sale only as they now wish to downsize.

Priest Weston is a charming rural hamlet with the benefit of a public house and village hall. Nearby Chirbury offers a village shop and post office, primary school and church, while Churchstoke provides a wider range of everyday amenities including a supermarket, petrol station and two public houses. More extensive shopping, schooling, leisure and service facilities are available at the larger towns of Welshpool, Newtown and Shrewsbury. To the south the historic market town of Bishops Castle is a vibrant and characterful destination with an excellent range of amenities including primary and secondary schooling, a leisure centre, cottage hospital, dentist, doctors, restaurants, public houses, and a selection of independent shops and businesses. The area is also well connected, with a daily bus service to Shrewsbury and rail links available at Broome and Craven Arms.

The surrounding area is particularly renowned for its natural beauty and excellent walking, with Stapeley Common close at hand and offering superb countryside routes.

THE RESIDENCE

The property benefits from double glazing and oil-fired central heating. Solar panels on the roof provide additional hot water to the bathroom. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

Double doors open into a delightful **Garden Room**, a bright and inviting space with tiled flooring, underfloor heating and windows to three elevations framing lovely views across the gardens and surrounding countryside. A stable door leads through to the **Kitchen**, a charming and practical heart of the home, featuring a Stanley Range for cooking, wall and base units with granite work surfaces and tiled splash backs, and a granite single drainer sink unit with mixer tap. There is part wooden panelling, exposed ceiling beams and quarry tiled flooring, space for a freestanding American-style fridge freezer, together with an integrated dishwasher, integrated Miele electric hob and oven with extractor over, and space for a washing machine. A door leads through to the cosy **Lounge**, a beautifully positioned reception room with triple-aspect windows, oak flooring, stairs rising to the first floor, and a Clearview log-burning stove set on a tiled hearth with a wooden mantel over. A door opens out to the gardens.





To the first floor, the **Landing** continues the attractive oak flooring and gives access to the **Three Bedrooms** and **Family Bathroom**.

The **Principal Bedroom** is a well-proportioned double room, with the current wardrobes and drawers included in the sale, although they are not fitted.

The **Second Bedroom** enjoys dual-aspect windows and far-reaching views across the surrounding countryside, while the **Third Bedroom**, currently used as a **Home Office**, also benefits from oak flooring.

The **Bathroom** is fitted with a bath with electric shower over, wash hand basin and WC, with tiled flooring with underfloor heating, tiled splashbacks, a heated towel rail, spot lighting and a useful airing cupboard.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached via a shared access track, which leads to a parking area at the top of the track. From here, a personal gate opens onto a path descending to the cottage and its beautifully established gardens which wrap-around three sides of the house and provide a wonderful haven for wildlife and birdlife, with every part of the grounds enjoying the property's outstanding rural outlook.

Immediately outside the **Garden Room** is a **Paved Patio**, ideal for al fresco dining and entertaining, while timber steps rise to an elevated **Summer House** with a wood-burning stove in situ. Solar panels on the summer house roof power the lighting, and there are also external power sockets, water supply and a range of outside lighting.

The gardens themselves are a particular feature, with mature trees and shrubs, areas of lawn, useful garden sheds and compost bins already in place. To the front of the property lies a productive **Fruit Orchard** with apple trees for both eating and cooking, together with pear, plum, medlar, fig and quince trees. Beyond this is a delightful coppice and woodland area planted with hazel, ash, birch, oak, alder and willow, helping to provide a useful supply of wood for the log-burning stoves throughout the year.

The post-and-railed **Paddock Land**, used for horses/ponies, with the majority of the land gently sloping, with steeper sections in places. It is divided **Into Three Main Enclosures**, one of which has a **Field Shelter** with integral **Hay Store**. There is access via a galvanised gate at the top of this paddock onto the access track. Please note that a **Public Footpath** runs within the paddock.

At the lower boundary there is a **Timber Stable Block** comprising **Three Stables**, one currently used for hay, shavings and quad storage. There is lighting from solar panels on the stable roof. There is also a useful timber **Feed, Rug and Tack Room**.



IN ALL APPROX. 3 ACRES
(About 1.2 Hectares)

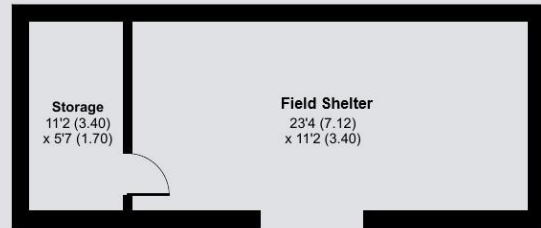
01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

Approximate Area = 986 sq ft / 91.6 sq m

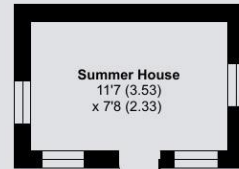
Outbuilding = 896 sq ft / 83.2 sq m

Total = 1882 sq ft / 174.8 sq m

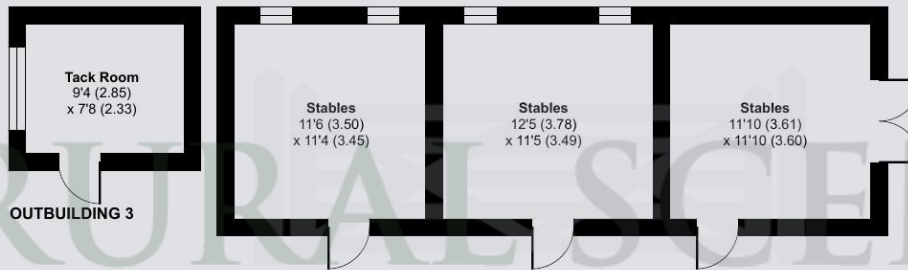
For identification only - Not to scale



OUTBUILDING 1

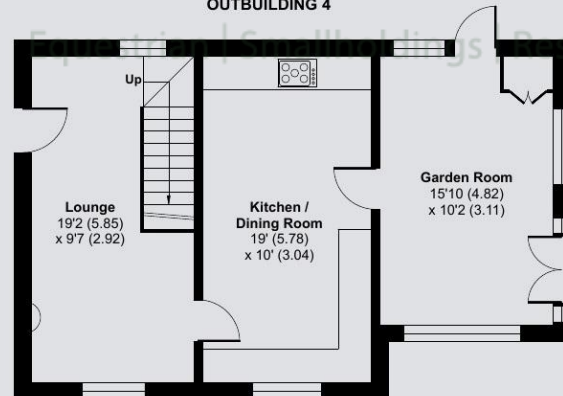


OUTBUILDING 2

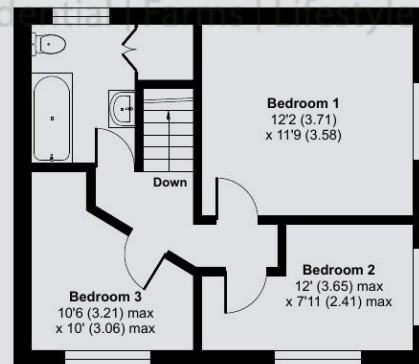


OUTBUILDING 3

OUTBUILDING 4



GROUND FLOOR



FIRST FLOOR

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

POWYS COUNTY COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX E

Please note: mineral rights are owned by the Powys Estate

DIRECTIONS

Travelling from Shrewsbury/Ludlow, on the A49 (Shrewsbury Road) take the A489 and after approx. eight miles turn right onto the A488/A489 and follow this road to Priest Weston. After approx. nine miles turn left, then left again and then left again. Just before the Miners Arms public house, take the track on the left, which goes around to the right and leads to the property.

We recommend using what3words for more precise navigation -

what3words /// lingering.tooth.hatch

RURAL SCENE

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