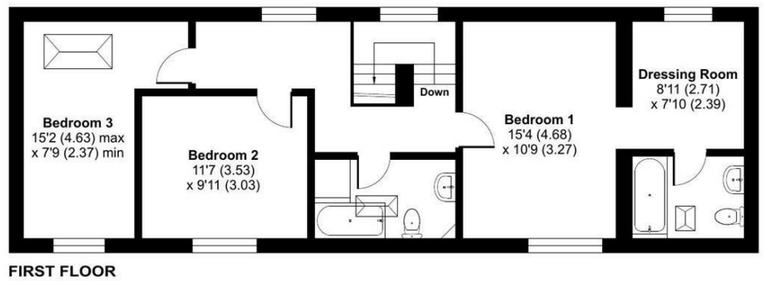
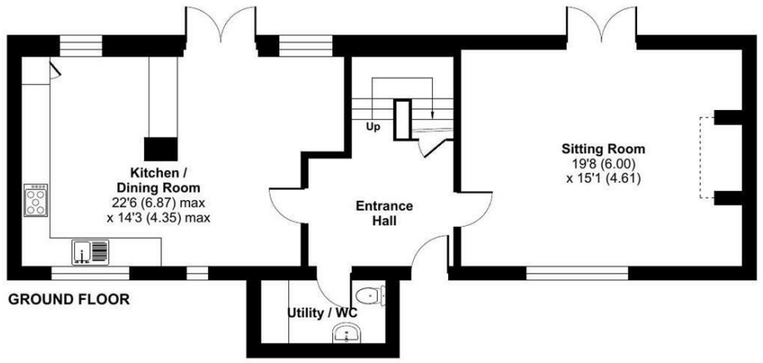
FOR SALE

Stable Cottage, Pentrehyling, Churchstoke, Montgomery, Shropshire, SY15 6HU

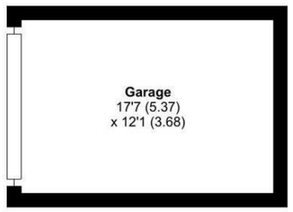
Approximate Area = 1571 sq ft / 145.9 sq m
Garage = 213 sq ft / 19.8 sq m
Total = 1784 sq ft / 165.7 sq m
For identification only - Not to scale



FIRST FLOOR



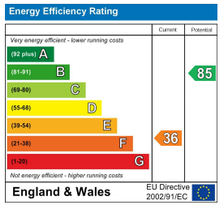
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1501885

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



01588 638 755

Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com

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FOR SALE

Offers in the region of £375,000

Stable Cottage, Pentrehyling, Churchstoke, Montgomery, Shropshire, SY15 6HU

A charming, characterful house set in a small enclave of five dwellings in a rural yet accessible setting. Converted from a barn, it boasts a wealth of timber features to its 3 bedrooms, dressing room, en-suite and family bathroom, living room, open plan kitchen/dining room, hall and utility/WC. Outside are manageable and pretty gardens with a single garage and summer house.

FOR SALE

2 Reception Room/s | 3 Bedroom/s | 2 Bath/Shower Room/s

- A characterful country home
- Wealth of original wall and ceiling timbers
- Accessible rural location
- 3 bedrooms, including dressing room
- En-suite and family bathroom
- Well appointed open plan kitchen/dining room
- Good sized living room with feature fireplace
- Private garden to front and back with single garage

DIRECTIONS
Proceed out of Churchstoke on the A489 towards Newtown for two miles and go past the closed Blue Bell pub and then into Pentrehyling and at Beddoes Machinery turn left signed for Bacheldre Mill. Immediately take the left turn over a cattle grid and along the shared private drive and Stable Cottage is found on the left.

SITUATION
The property is located in Shropshire in the borderlands of the old county of Montgomery. The area is very rural with beautiful countryside in most directions, yet it is most accessible, standing adjacent to the A489 within a short distance of the towns of Montgomery and Bishops Castle and the village of Churchstoke. The larger centres of Newtown, Welshpool, Ludlow and Shrewsbury, are within easy driving distance and provide a wide range of amenities and communications links.

GENERAL REMARKS
Stable Cottage is one of just five private dwellings set in a rural setting just on the English side of the Shropshire/Powys border. Originally converted in the late eighties to a high standard, the house boasts some beautiful internal wall and ceiling timbers and oak latch doors, together with a pleasing layout to its three bedrooms, the master suite having a dressing room and en-suite bathroom, with a further bathroom and delightful landing space. To the ground floor is a charming arrangement of a large living room with its focal point being the brick fireplace and multi-fuel stove, an open plan kitchen/dining room with a feature brick pillar, electric range style oven and French doors leading to the private rear garden. A hall and utility complete the inside.

Outside, there are manageable but very pretty gardens to front and rear, laid mainly to shaped lawned areas with edging borders stocked with a large variety of plants, shrubs and bushes. To one side lies the single garage with two parking spaces to the front. A summer house and terrace overlook the pleasant rear gardens.

ACCOMMODATION
Well presented, the cottage is approached by a gravel path to the covered porch with glazed entrance door into the:

ENTRANCE HALL
Tiled floors, exposed wall and ceiling timbers, under stairs storage cupboard.

CLOAKS/UTILITY
8'8" x 4'4" (2.64m x 1.32m)
Tiled floor, low flush WC, wash basin, 'Worcester' oil central heating boiler and plumbing for a washing machine. The hall gives access to the open plan kitchen/dining room.

KITCHEN AREA
11'6" x 14'3" (3.51m x 4.34m)
Well appointed with a range of white work surfaces with white faced cupboards and drawers below, inset with a 'Country Chef' electric range oven and six ring hob, part wood panelled wall, feature brick pillar, breakfast bar, spot lighting, windows to front and rear,

DINING AREA
14'5" x 11'2" (max) (4.39m x 3.40m (max))
With French doors out to the rear gardens, attractive tiled floor, track lights, two radiators and windows also to the front. Again, doors off the Hall.

LIVING ROOM
15'0" x 20'5" (4.57m x 6.22m)
Fitted carpet, radiator, windows to the front and French doors to the rear gardens, a feature brick fireplace with tiled hearth and inset with a 'Effel' multi-fuel stove. A wealth of exposed wall timbers and beams.

The carpeted staircase rises to the First Floor Landing with exposed wall and ceiling timbers, radiator, airing cupboard with hot water cylinder, windows over the rear garden and timber latch doors off to:

MASTER BEDROOM 1
15'0" x 10'9" (4.57m x 3.28m)
With fitted carpet, radiator, windows to the front with views to open fields and hillsides. Exposed wall and ceiling timbers and open archway into the:

DRESSING AREA
8'11" x 7'10" (2.72m x 2.39m)
Radiator and window to the rear gardens.

EN-SUITE BATHROOM
7'8" x 6'1" (2.34m x 1.85m)
Timber boarded floor, part timber panelled walls, exposed feature timbers, panelled bath, low flush WC, wash basin, radiator and roof light.

FAMILY BATHROOM
With timber boarded floor, exposed original wall timbers, part timber panelled walls, bath with shower attachment, low flush WC, wash basin and rooflight.

BEDROOM 2
11'8" x 10'9" (3.56m x 3.28m)
With windows to the front, exposed wall and ceiling timbers, radiator and fitted carpet.

BEDROOM 3
15'3" x 8'0" (4.65m x 2.44m)
With timber laminate floor with a window to the front and roof light to the rear, exposed wall and ceiling timbers and radiator.

OUTSIDE
The property is approached by a private shared, tarmacadem driveway which has recently been repaired and resurfaced. This leads to a two car parking space to the front of the detached brick and rendered GARAGE (19'6" x 11'0") with up and over door, power and light.

To the front lie some mature gardens, laid mainly to shaped lawns with edging borders, rose trellis and several specimen trees. A gravel path leads to the front and along the side to the rear gardens. This gravel path stretches along the entire length of the rear of the property with access through the French doors into the dining room and the living room separately. A raised level garden with principally shaped lawns and edging and central borders planted with a variety of shrubs, flowers and plants. To one end is a timber pergola with vines and wisteria across a paved terrace, ideal for al-fresco dining and overlooking the gardens with access to a small timber SUMMER HOUSE (6'0" x 6'0"). To the rear of the garage is a further TIMBER GARDEN SHED with the fuel storage tank. At the opposite end is a raised gravelled area and ornamental pond.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) 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.

SERVICES
Mains electricity and water are connected. Private drainage. Oil central heating and multifuel stove. Double-glazed.
NOTE: None of the services or installations have been tested by the Agents.

TENURE
Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX
The property is in Council Tax band 'D' on the Shropshire Council Register.

VIEWING
By appointment through Halls, 33b Church Street, Bishops Castle, SY9 5AD.