

FOR SALE

The Armoury, Kerry Street, Montgomery, Powys, SY15 6PG

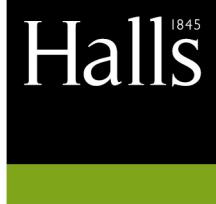


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1329643



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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.



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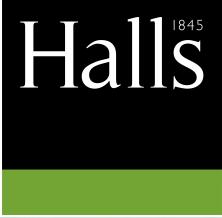
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FOR SALE

Offers in the region of £365,000

The Armoury, Kerry Street, Montgomery, Powys, SY15 6PG

Situated in the centre of Montgomery, this substantial six bedroom character townhouse is situated in a great location and was built around 1750. The accommodation comprises of an entrance hall, utility, kitchen/diner, large lounge with stove, landing, three bedrooms and bathroom, landing, two further bedrooms, large principal bedroom with vaulted ceiling and exposed beams and ensuite four piece bathroom. Original features include exposed wall timbers, original 18th Century oak floorboards throughout the first floor, sash windows and 19th Century staircase. The Armoury has a rich history, starting as the town's Assembly Rooms and then became an armoury and training base before World War I for local Military units. In the 1930s and during World War II it was used by the Home Guard. Later, it served the community for brass band practices, Brownie meetings, and as a postal sorting office and then in the 1980s it was converted into a home. The property has an air source heat pump fitted. This property is offered for sale with no onward chain.



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- **Substantial six-bedroom character townhouse**
- **Built around 1750**
- **Spacious accommodation throughout**
- **Original features including exposed wall timbers, sash windows and 19th Century staircase**
- **The property benefits from air source heat pump installation**
- **Offered for sale with no onward chain**

Timber entrance door with stained glass panels leading into

Entrance Hall

Stairs to landing, stairs to kitchen, period radiator, under stairs storage cupboard, exposed wall timbers.

Store Room

Plumbing and space for washing machine, frosted window to rear elevation, exposed wall timbers (formally W.C.).

Kitchen/ Diner

Fitted with a range of wall and base units with laminate work surfaces, electric hob, electric cooker, ceramic twin bowl sink with mixer tap, exposed ceiling beams, plumbing and space for dishwasher, plumbing and space for washing machine, space for fridge freezer, period radiator, windows to both front and rear elevations, recess spotlights, wood laminate floor covering, storage cupboard, door to rear courtyard.

Lounge

Window to front elevation, door to front elevation, woodburning stove, exposed ceiling beams, painted floorboards to part of the room, period radiator.

Landing

Exposed original 18th Century oak floorboards, stairs off, two double glazed windows to rear elevation, period radiator, smoke alarm, three wall light points.

Bathroom

Claw foot roll top bath, low level W.C., pedestal wash hand basin, bidet, walk in shower, period heated towel rail, exposed original 18th Century oak floorboards, tongue and groove panelling to lower half of walls, recess spotlights.

Bedroom Five

Window to front elevation, exposed original 18th Century oak floorboards, radiator.

Bedroom Four

Window to front elevation, exposed original 18th Century oak floorboards, radiator.

Bedroom Two

Step down from landing, window to front elevation, exposed original 18th Century oak floorboards, period radiator, exposed ceiling beams, shelved storage cupboard.

Landing

Double glazed roof light, double glazed window to rear elevation, exposed floorboards, radiator, exposed roof trusses and ceiling beams, window to front elevation, exposed ceiling beams, exposed brickwork and wall timbers to one wall, radiator.

Bedroom Three

Window to front elevation, exposed floorboards, roof trusses, period radiator.

Bedroom Six

Window to front elevation, exposed floorboards, radiator.

Principal Bedroom

Vaulted ceiling, exposed A-frames and ceiling beams, exposed floorboards, double glazed roof light, two double glazed windows to front elevation, two radiators.

Ensuite

Feature bath with central mixer tap and shower attachment, walk in corner shower, low level W.C., pedestal wash hand basin, window to front elevation, exposed ceiling beams, heated towel rail, part tiled walls.

Externally

To the rear of the property is a courtyard where the air source heat pump is located. The current owner of The Armoury has easement rights to use the rear yard and equal terms at Compton House. There is a gated right of way to the rear of the neighbouring property and out onto Kerry Street providing rear access.

Agents Notes

The property is Grade II listed and is set in a conservation area. The property is offered for sale with no onward chain.

Services

Mains electricity, water, drainage and air source heat pump 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 'D'

Directions

Postcode for the property is SY15 6PG

What3Words Reference is live.freezers.falls

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

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www.rightmove.co.uk
www.onthemarket.com