

Court House Cottage
Churchstoke, Montgomery, Powys, Wales



Strutt
& Parker

Land and property. Since 1885.

A charming period cottage with outbuildings, set in a picturesque rural position surrounded by open farmland and rolling hills.

Court House Cottage is a beautifully presented red brick home that seamlessly blends traditional character with contemporary design. The property features striking red brick elevations, a slate roof and a distinctive timber-clad wing, all set within beautifully landscaped gardens. The accommodation is light and airy throughout, with elegant neutral décor and extensive use of natural timber finishes.

The ground floor comprises a well-proportioned sitting room with a focal wood-burning stove and bespoke cabinetry, alongside a formal dining room, also featuring a wood-burning stove and currently used as a drawing room. At the heart of the home is the impressive modern kitchen and breakfast room, designed with suspended ceilings, exposed rafters and wrap-around glazing, creating a seamless connection to the gardens. Flowing from the kitchen is a practical butler's pantry with extensive storage and a built-in oven, together with a utility room, separate entrance hall and access to a useful cellar.

On the first floor, there are two well-proportioned bedrooms, both with integrated storage, together with a family bathroom and separate shower room. The second floor offers a versatile attic room, currently used as additional sleeping accommodation, showcasing the home's impressive roof pitch and skylights.

Externally, the property is complemented by a large driveway and a range of substantial outbuildings, including a versatile barn requiring improvement, along with a separate workshop, currently used for hobby space and storage. The gardens are beautifully maintained and arranged into distinct "garden rooms", featuring a decked sun terrace, manicured lawns and mature flower beds. The grounds also include greenhouses and a charming arbour, all enjoying far-reaching, uninterrupted views towards the surrounding hills.



Location

The property is set in a peaceful rural position near the small historic market town of Montgomery, within the attractive Shropshire-Powys countryside. Montgomery offers independent shops, cafés, pubs and everyday service, while further facilities can be found in the surrounding market towns of Welshpool and Newtown, both providing supermarkets, leisure amenities and transport links. The historic town of Bishop's Castle is also within easy reach, noted for its independent character and cultural events. There are a number of highly regarded independent and grammar schools accessible in and around Shrewsbury, including Packwood and Prestfelde Preparatory Schools, Adcote Girls School, Shrewsbury High School and Shrewsbury School.

The area enjoys excellent transport connections, with A roads linking towards Shrewsbury, Welshpool and the wider Midlands network. Rail services are available from Welshpool and Shrewsbury, providing links to Birmingham, Chester and London.

Postcode region: SY15

General

Services: Mains water and electricity. Oil fired central heating. Private drainage to septic tank, which we understand may not be compliant with current regulations. Further information is being sought.

Local Authority: Powys County Council

Council Tax: Band F

EPC Rating: Rating F

Agents note: The driveway to the property is shared between 3 dwellings.

Fixtures and Fittings: Only items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

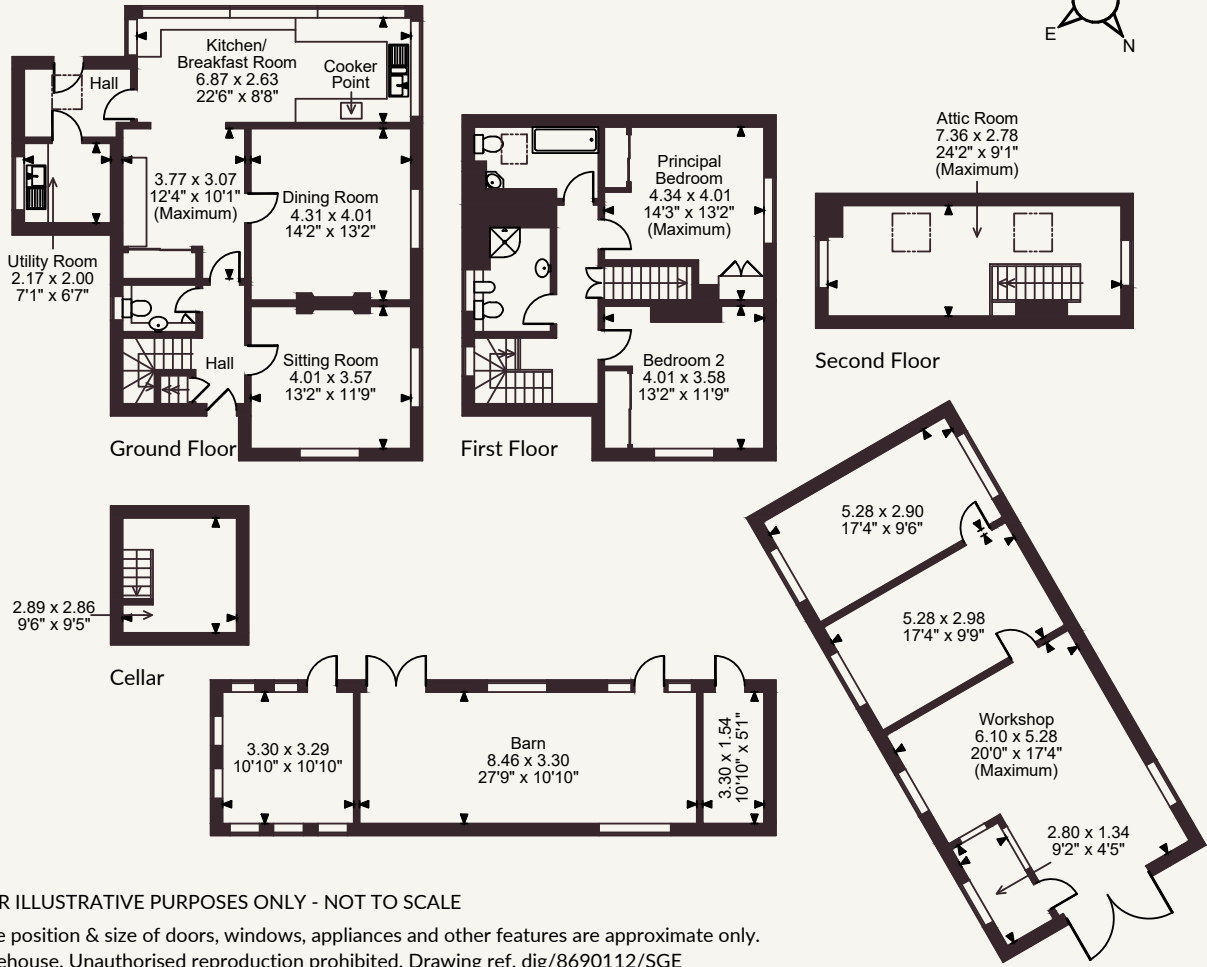
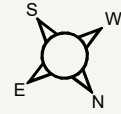
1,750 sq ft (163 sq m)
2 reception rooms
3 bedrooms | 2 bathrooms
Garden | Outbuildings
Freehold | Rural

Guide price £475,000



Court House Cottage, Montgomery

Main House internal area 1,750 sq ft (163 sq m)
 Barn & Workshop Building internal area 1,181 sq ft (110 sq m)
 Total internal area 2,931 sq ft (272 sq m)



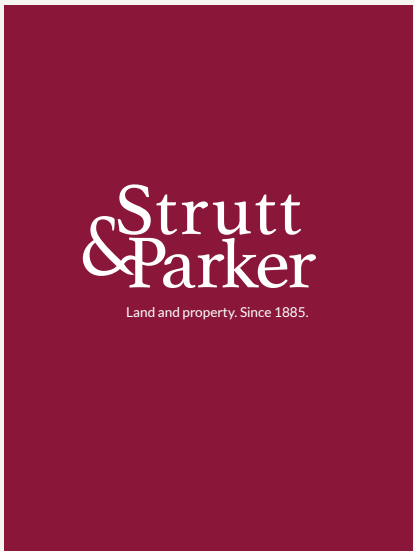
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Shrewsbury

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