



Pentre Cwm










Pentre, Churchstoke, Montgomery, Powys



BNP PARIBAS GROUP 

A detached six-bedroom Georgian farmhouse with an extensive range of outbuildings and large garden

A handsome double-fronted Georgian family home with generously proportioned accommodation arranged over four floors. It occupies an elevated, peaceful Powys location and is configured to maximise the stunning views over surrounding Montgomeryshire countryside. The property has a garden of 1.82 acres with a further 38.94 acres available by separate negotiation.

	4 RECEPTION ROOMS		6 BEDROOMS		2 BATHROOMS
	VERSATILE OUT-BUILDINGS		1.82 ACRES		FREEHOLD
	RURAL		3,819 SQ FT		GUIDE PRICE £700,000



The property

Pentre Cwm is a detached Georgian family home. Configured to provide an elegant and practical living and entertaining environment, maximising the stunning views, it offers more than 3,800 sq ft of light-filled, flexible accommodation arranged over four floors. Sensitively combining modern amenities with features including generously proportioned rooms, high ceilings and some original fireplaces, the accommodation flows from a welcoming reception hall with useful cloakroom. It briefly comprises a sitting room with an exposed brick chimney breast incorporating a feature fireplace with woodburning stove and a drawing room with a feature fireplace, also with woodburning stove. Double doors and a glass-paned door lead from the drawing room to an L-shaped conservatory with large picture glazing incorporating French doors to the terrace. The ground floor accommodation is completed by a kitchen/dining room with a range of wall and base units, an exposed brick inglenook with bread oven and Stanley range, modern integrated appliances, a walk-in pantry, space for a sizeable table and French doors to the terrace. A

door from the dining area opens to a dual aspect conservatory breakfast room with a door to the rear aspect, giving access to an adjacent attached fitted utility room and workshop. The property also benefits from generous cellarage with light and power, previously used as a games room and with potential for a variety of uses.

An oak staircase rises from the reception hall to a generous first floor landing with space for an office area, if required. It opens to a front aspect principal bedroom with modern en suite bathroom and three further well-proportioned bedrooms, all with fitted storage, and to a contemporary family bathroom with bath and separate shower. The property's two remaining vaulted double bedrooms, both with fitted and eaves storage, can be found on the second floor.



Outside

The property is approached over a driveway providing private parking and giving access to a range of outbuildings. The 1.82 acres formal garden surrounding the property is laid mainly to lawn bordered by well-stocked flowerbeds and mature trees and features a vegetable garden with greenhouse and raised beds and generous paved terraces, ideal for entertaining and al fresco dining, the whole enjoying far-reaching views over surrounding Montgomeryshire countryside. Potential purchasers can also acquire a further 38.94 acres by separate negotiation.

Location

The property sits in Powys, close to the Wales-England border in the south-east of the Vale of Montgomery. Churchstoke village has churches, local shops, a Co-op supermarket, takeaway, two pubs and a primary school. The historic market towns of Bishops Castle and Montgomery offer independent and high street shops, cafés, restaurants, museums and pubs, the former also having GP and dental surgeries, a Post

Office, police station, cottage hospital and primary and secondary schooling. Newtown, Welshpool and, slightly further afield, Ludlow and Shrewsbury all offer more comprehensive amenities. Communications links are excellent: the property enjoys access to major commercial centres in both England and Wales via the A489 and inter-connecting A5, and Newtown station (12.5 miles) provides services to centres including Birmingham and London Euston.

The area offers a good selection of state primary and secondary schooling together with independent schools including OneSchool Global, Concord College, Shrewsbury and Shrewsbury High.

Directions

Post Code SY15 6TB

what3words: ///streamers.cooks.openly



Distances

- Churchstoke 2.6 miles
- Bishop's Castle 4.7 miles
- A489 (Craven Arms-Machynlleth road) 5.4 miles
- Montgomery 5.5 miles
- Newtown 12.5 miles
- Welshpool 12.9 miles
- A5 (London-Holyhead road) 23.0 miles
- Ludlow 23.5 miles
- Shrewsbury 25.6 miles

Nearby Stations

- Newtown
- Broome

Key Locations

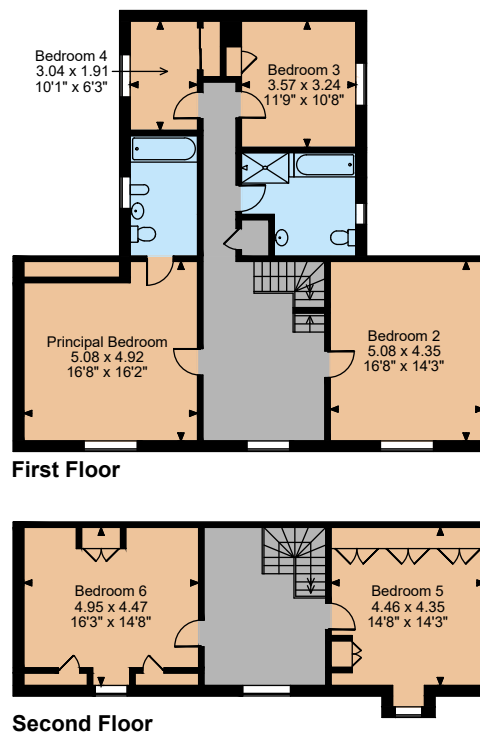
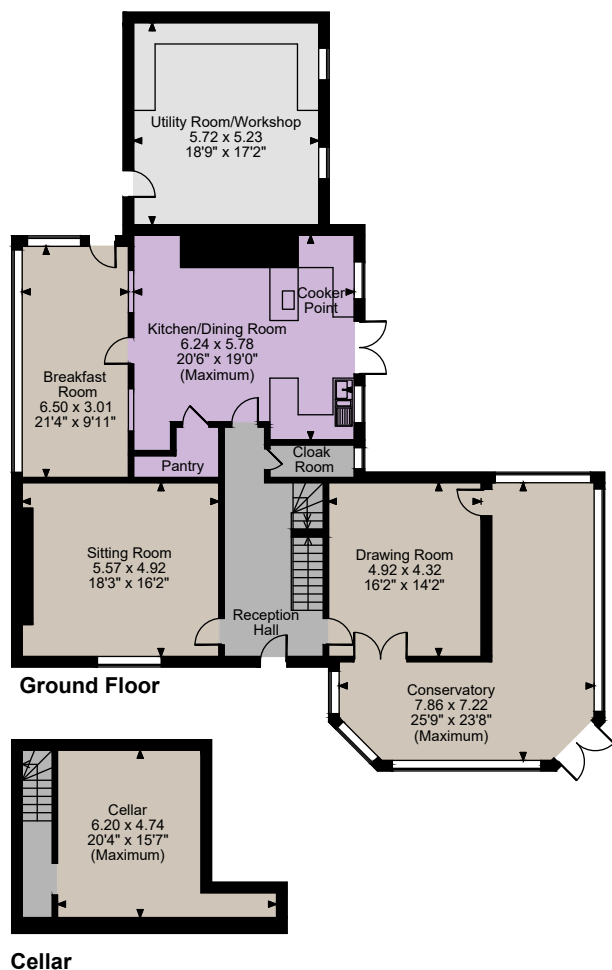
- Montgomery Castle
- Shopshire Hills National Landscape
- Powis Castle & Garden
- Acton Scott Historic Working Farm
- Carding Mill Valley

- Attingham Park
- Welshpool & Llanfair Light Railway
- Berrington Hall
- Eryri (Snowdonia) National Park

Nearby Schools

- Churchstoke CP School
- Bishop's Castle Primary School
- Chirbury CofE VC Primary School & Busy Bees Nursery
- The Community College, Bishop's Castle
- Montgomery CIW School
- Oswestry School
- Ellesmere College
- Moreton Hall
- Shrewsbury School
- Shrewsbury High School for Girls
- Concord College





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 3,819 sq ft (355 sq m)
For identification purposes only.

General

Local Authority: Powys County Council

Services: Mains electricity, private water and drainage (we are currently investigating whether this complies with current regulations). Income-generating solar panels. Oil-fired central heating

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

Council Tax: Band G **EPC Rating:** F

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items 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

Agents note: There is a public right of way at this property.

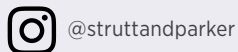
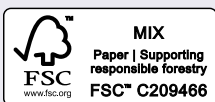
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