



Pentre Cwm (The Whole)

Pentre, Churchstoke, Montgomery, Powys



A six-bedroom Georgian farmhouse with an extensive range of outbuildings and circa. 41 acres in an idyllic setting

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 the surrounding Montgomeryshire countryside. The property sits near to local village and market town amenities.



4 RECEPTION ROOMS



6 BEDROOMS



2 BATHROOMS



VERSATILE OUT-BUILDINGS



CIRCA. 41 ACRES



FREEHOLD



RURAL



3,819 SQ FT



**GUIDE PRICE
£1,000,000**



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-panelled 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 cellarge 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

Occupying an elevated 41 acre plot, the property is approached over a driveway providing private parking and giving access to a range of outbuildings. The 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.

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

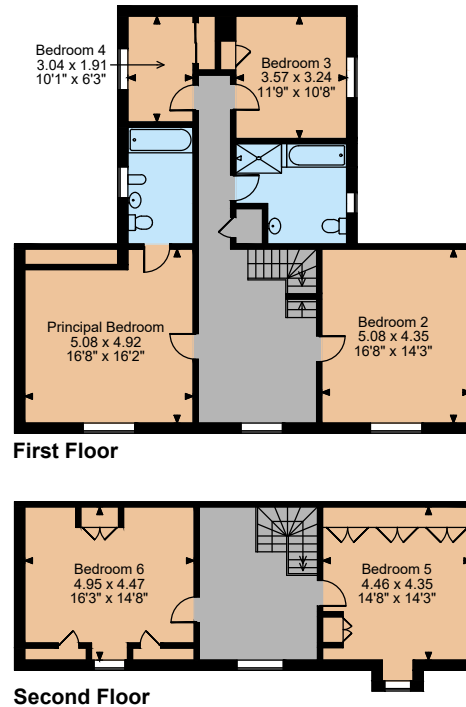
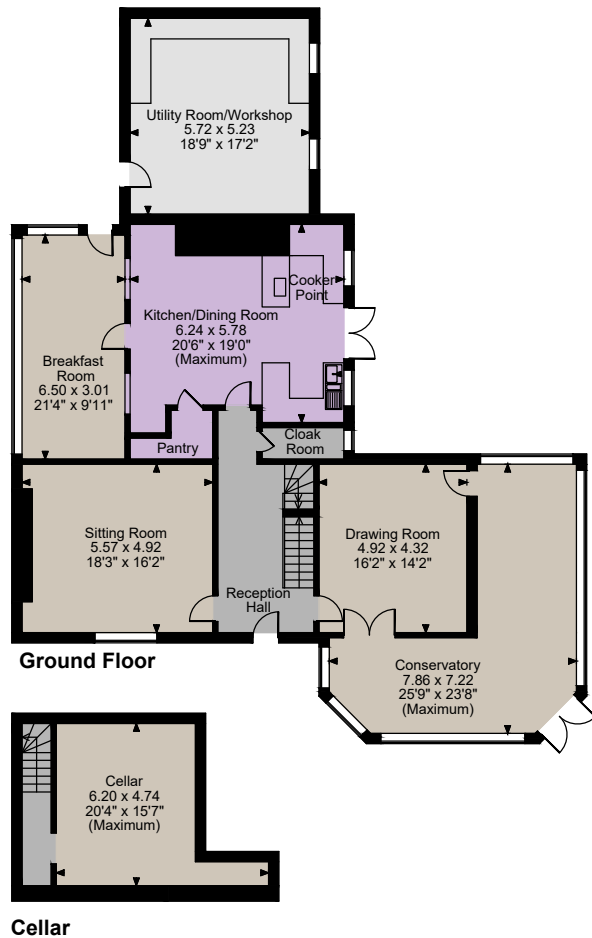
- Montgomery Castle
- Shopshire Hills National Landscape
- Powis Castle & Garden

- 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 of Girls
- Concord College





The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8656330/SS



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.

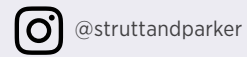
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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

Shropshire & Mid Wales
 Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR
01743 284200

shropshire@struttandparker.com
 struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

