



SAMUEL WOOD

The Firs, Churchstoke, Montgomery, Powys, SY15 6AH
Offers In The Region Of £275,000



3 1 2 F

This 3 bedroom detached cottage is located right in the heart of this popular and well serviced village. Outside the property has excellent driveway parking and good sized gardens, whilst to the rear a rural outlook over open farmland is enjoyed. Accommodation which has been upgraded by the current vendor includes, oil fired heating and double glazing to: Reception Hall, Living Room, Kitchen / Dining Room, Utility Room, Bathroom, First Floor Landing and 3 Bedrooms. EPC E No Onward Chain

- 3 Bedroom detached cottage
- Popular and well serviced village location
- Stunning view to rear elevation
- Good sized gardens
- No Onward Chain
- EPC E

The property sits right in the heart of Churchstoke village which has an excellent range of facilities that include a supermarket, primary school and public house. Further afield is the pretty town of Montgomery, with the renowned restaurant, The Checkers. The market town of Bishop's Castle is also within easy reach and offers a wider range of facilities. The properties interiors have been much improved by the current vendor however the gardens are a blank canvas and ready to be landscaped by the new purchaser. Accommodation is fully described as follows:

Reception Hallway

With window to frontage and period door opens into

Living Room 12'11"M x 12'4"M (3.93M x 3.77M)

Having windows to rear and rear side elevations. The rear window has a fantastic view across the garden to surrounding open farmland and countryside. There is a feature chimney breast and door into

Kitchen / Dining Room 16'1"M x 11'2"M (4.89M x 3.40M)

Has dual aspect with small window to frontage and larger window to rear elevation taking in this fantastic view. Chimney breast and double doors into cupboard to the side. Walk in Pantry cupboard with window to frontage. The Kitchen is nicely fitted with a modern range of matching units with grey fronts, heat resistant work surfaces, stainless steel sink unit, planned space for cooker with extractor positioned above and integrated slim-line dishwasher.

Utility Room 7'5"M x 5'11"M (2.26M x 1.80M)

Has door to frontage and window to front side, base units matching the ones in the Kitchen and the same work surfaces. Space and plumbing for washing machine and room for a further appliance.

Bathroom 7'10"M x 5'11"M (2.40M x 1.80M)

Having window to rear with a newly fitted suite in white of wc, wash hand basin with large vanity cupboard and panelled P styled bath with shower screen and multi-head shower over.

Staircase rises to First Floor Landing

With window to frontage and access into roof space.

Bedroom 1 12'11"M x 12'6"M (3.93M x 3.82M)

Has window to side and walk in wardrobe

Bedroom 2 12'6"M x 8'8"M (3.80M x 2.65M)

Has window to side.

Bedroom 3 10'0"M x 6'11"M (3.04M x 2.12M)

Has window to side.

Outside

The property sits right in the heart of this well respected and well serviced village. The property is accessed onto a tarmacadam driveway which sits to the front of the house and also to the side. There is a low hedge with fencing donating boundary to front elevation whilst lawned gardens then wrap around the property with externally housed oil fired boiler sitting at the rear of the house.

The rear garden is a lovely size and has a super open aspect over farmland to the rear elevation however to either side there is high board fencing aiding privacy.

Services

Mains electricity, Mains water and Mains drainage, Oil fired heating to radiators, the majority windows are upvc double glazed however there a couple of small single glazed windows, telephone to BT regulations.

Tenure

Freehold

Local Authority

Powys Council

Directions

As you approach Churchstoke from the Craven Arms direction go past the Co-Op store and after a further 250 yards the property will be found on the left hand side as indicated by the agents For Sale sign.

Agents Note

Land sitting next door to The Firs has planning permission in situ for 3 detached properties. You can use the link here <http://pa.powys.gov.uk/online-applications/applicationDetails.do?keyVal=ZZZUVMPRW818&activeTab=summary> or go to the Powys Planning portal and use application number P/2017/0654

Viewings

Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or WhatsApp 07716 211480

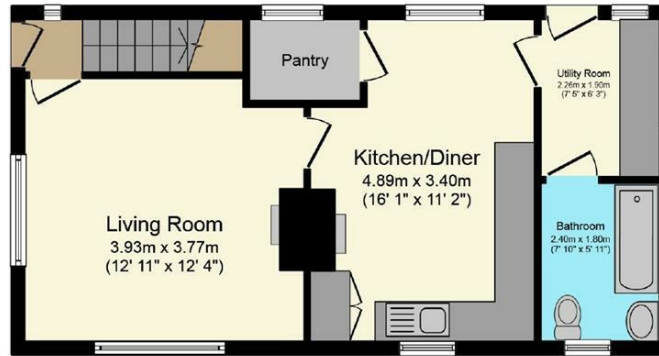
Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquires please call Jack Davies 07942 186235

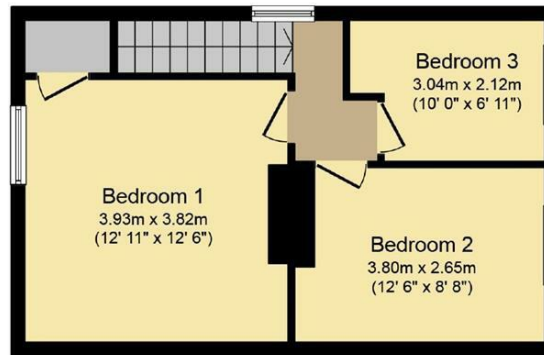
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Floor Plans



Ground Floor



First Floor

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CONTEMPORARY AGENCY • TRADITIONAL VALUES
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