





### **Blue Barn Churchstoke, Montgomery, SY15 6EN**

**£725,000**

Beautifully presented five bedroom farmhouse, situated on a generous plot of approximately 4 acres or thereabouts, in the idyllic rural location of Churchstoke. The property provides a high specification contemporary interior while maintaining a rustic charm in keeping with a building of its age. Enjoying open views of the surrounding countryside, wonderfully landscaped gardens and extensive land size of approximately 4 acres. There is a large store/workshop which has potential as a self contained annex (subject to necessary planning consent), large log shed and generous sized workshop. Viewing of this stunning barn conversion comes highly recommended.







Floor Plan  
(not to scale - for identification purposes only)



Starting with the ground floor, this charming residence boasts a well-designed layout and a welcoming ambiance. The ground floor features two beautiful living rooms complete with oak flooring, log burners, one with sliding doors to the garden, a modern kitchen equipped with granite worktops, underfloor heating, state-of-the-art appliances and bifold doors to the patio. There is also a family room, spacious laundry room, utility room, WC, bedroom and shower room.

Upstairs, you'll find four well-appointed bedrooms that offer comfort and tranquility. Principal bedroom provides built in wardrobes, exposed oak beams and two velux windows for dual aspect. The first floor also includes a stylish bathroom and shower room. A jewel in the crown of Blue Barn is the stunning office space providing amazing rural views through its feature oak window. The cleverly designed layout ensures privacy and functionality, catering to the diverse needs of a modern household.

Outside, Blue Barn truly shines with its breathtaking surroundings. There is a separate workshop/store which has the potential to be used as a versatile one bedroom annexe (subject to necessary planning consent) complete with living room featuring a log burner, kitchen/diner, shower room and WC. The property sits on a generous plot with meticulously maintained garden offers a peaceful retreat, adorned with colourful flowers and well-manicured lawns. Additionally, the property boasts a large driveway, two outbuildings which can be utilised for various purposes such as storage or workshops and solar panels on the roof.

### **Location**

Blue Barn is idyllically situated on the desirable Green Lane in Churchstoke, offering a lifestyle and unique opportunity to live in a delightful secluded rural location. Conveniently positioned between Churchstoke and Bishops Castle, both a short drive away, the property benefits from a multitude of amenities while retaining its peaceful rural charm. The medieval village of Churchstoke is a picturesque setting, overlooked by four distinctive hills. Corndon Hill is renowned for its hang-gliding and paragliding, while Roundton Hill, a National Nature Reserve, offers opportunities for nature enthusiasts to explore its volcanic geology and historic hill fort. Todleth Hill and Lan Fawr are popular walking destinations, each offering breath-taking panoramic views.

The vibrant market town of Bishops Castle, approximately 7 miles away, provides a range of essential amenities. For those seeking unique finds, the town boasts quirky vintage stores, while a selection of charming public houses, restaurants, and bars cater to diverse tastes. Known for its thriving music scene, festivals, and a strong sense of community, Bishops Castle offers a delightful blend of culture and rural living. Surrounded by the rolling Shropshire Hills and stunning countryside, the town provides a picturesque backdrop to this exceptional property.

### **Entrance Porch**

With wooden entrance door leading into Porch with door into;

### **Entrance Hall**

With wooden flooring

### **Kitchen Diner**

A real feature to this property, fitted with a wooden painted units with Belfast sink unit set into granite worksurfaces, space for fridge freezer and dishwasher, large island with further base units and provides a large worksurfaces space, space for range style cooker in the original chimney breast. Exposed ceiling beams, windows to front and rear, Bi fold doors leading onto the rear garden and wooden flooring.

### **Family Room**

With laminate wooden style flooring, radiator and window to front.

### **Living Room**

With state of the art full length windows and sliding patio doors leading onto the patio and garden, wooden flooring and feature log burner set on tiled hearth. Radiator and wooden flooring. This versatile space is perfect for relaxation and enjoyment of the property's tranquil surroundings.

### **Laundry Room**

With double Belfast sink set into base units with worksurfaces over, space and plumbing for washing machine. Radiator, tiled flooring, window and door to rear garden. Door leading into

### **Utility Room**

With tiled flooring, space for further appliances, window to front and door into

### **WC**

Fitted with low flush Wc.

### **Lounge**

Featuring a stunning vaulted ceiling with exposed beams that create a sense of grandeur and space. A captivating Clearview log burning stove adds warmth and character to this inviting room, providing the perfect spot to unwind. This room offers potential to be used as part of the main barn or as separate living accommodation serving as an annex for a dependent relative.

### **Shower Room**

Fitted with shower unit with glass enclosure, low flush Wc, and wash hand basin set into a vanity unit. Part tiled surround and wooden flooring.

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**Bedroom/ Home Office**

With exposed ceiling timber, inset ceiling lights, entrance door providing access to outside.

**Mezzanine Bedroom/ Home Office**

Stairs rise from Lounge to a Mezzanine space, currently being used as a Home office, with breath-taking panoramic views across the property's land and out to the surrounding hills and countryside from a large Oak framed window.

From the entrance hall stairs rise to first floor landing, off leads four bedrooms, the family bathroom and shower room.

**Bedroom**

With exposed wall and ceiling timbers, window to front and Velux window to rear. Radiator.

**Bathroom**

Fitted with a four piece suite comprising of paneled bath, separate shower unit, wash hand basin set into vanity unit and low flush Wc. Extensive tiled surround to walls. Window to rear and heated towel rail

**Bedroom**

With windows overlooking the garden, radiator, built in storage and wash hand basin. Radiator.

**Bedroom**

With window to front and radiator.

**Bedroom**

With radiator, window to rear, door leading to airing cupboard.

**Shower Room**

Fitted with shower unit, wash hand basin set into vanity unit and Saniflo Wc. Heated towel rail and tiled surround to walls.

**Store**

Adjacent to the main farmhouse, a versatile timber-clad building offers exciting potential. Currently configured as a ground-floor kitchenette/breakfast room, living room, shower room, and WC, with an upstairs bedroom, this space presents an opportunity to create a self-contained annexe, subject to necessary permissions.

**Outside**

Accessed through a secure, five-bar gate, the property boasts a large tarmac driveway. Enjoying open views of the surrounding countryside, wonderfully landscaped gardens

and extensive land size of approximately 4 acres or thereabouts. The property sits on a generous four-acre plot, including fields, a pond and providing ample space for outdoor activities and leisure. Meticulously maintained garden offers a peaceful retreat, adorned with colourful flowers and well-manicured lawns. A stone terrace, inviting relaxation, wraps around the property. The manicured lawn, interspersed with fruit-bearing trees, creates an elegant ambience. A circular bed, bursting with life, and a tranquil pond, complete with its historic well, form captivating focal points. A substantial workshop, equipped with electricity and lighting, and a large shed provide ample storage.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric and water are connected. Eco-conscious features include a biomass (wooden pellet) powered heating system and solar panels, contributing to both environmental sustainability and potential cost savings. We are advised the drainage is a private septic tank. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 49 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

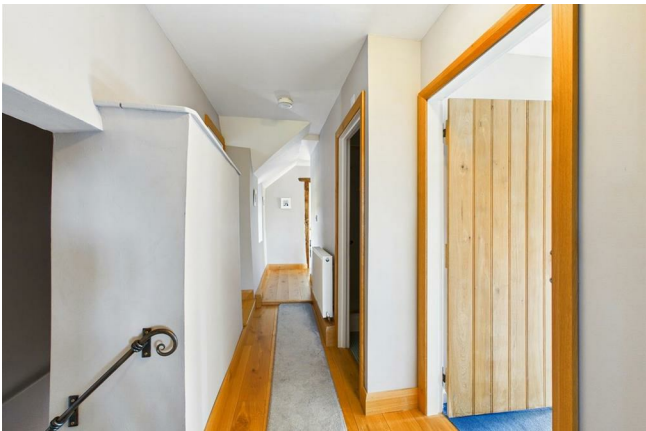
We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



## General Services:

**Local Authority:** Powys Council

**Council Tax Band:** F

**EPC Rating:** D

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

[shrewsbury@rogerparry.net](mailto:shrewsbury@rogerparry.net)

01743 343343

**Roger  
Parry**  
& Partners



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.