

Roger Parry & Partners

The Old Byre, Churchstoke, SY15 6TG





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£470,000

This impressive detached barn conversion is sat on a plot of approx 1.303 acres and benefits from a paddock and a detached barn. Completed in 2024, the property has 3 double bedrooms, en suite shower and family bathroom, open plan kitchen/living/dining with bi fold doors to the gardens and a sun room enjoying far reaching countryside views.

















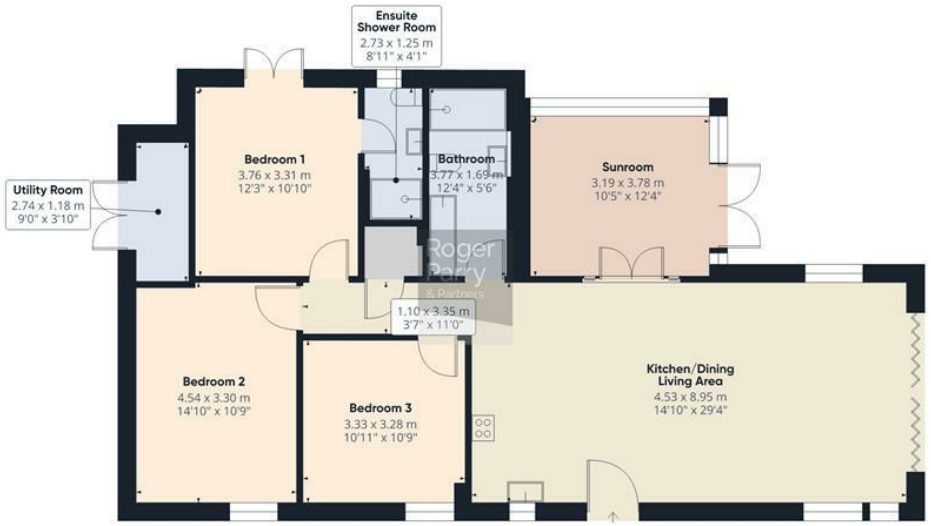




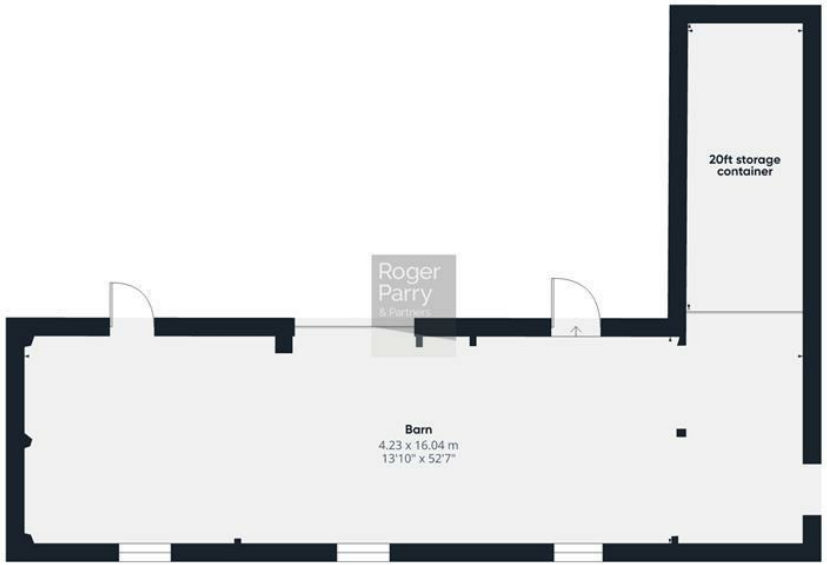




Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Ground floor Building 2

Approximate total area(1)

192.7 m²

2075 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DESCRIPTION
The Old Byre was converted from an old milking parlour and completed in 2024. It now offers modern living, benefiting from a ground source heat pump, solar thermal panels providing supplementary hot water during the summer months and underfloor heating. The property occupies a generous plot of approximately 1.303 acres (0.527 hectares), incorporating a paddock with water pipes already installed for livestock drinkers (although these are yet to be connected). There is also a detached timber barn, incorporating a wood-clad 20ft storage container and covered lean-to areas to two sides, offering useful storage. Enjoying far-reaching views across the surrounding countryside, The Old Byre occupies an appealing rural position within easy reach of the popular village of Churchstoke and the historic market town of Montgomery. Offas dyke is also within walking distance (approximately 1.4miles away). The surrounding area is home to three vineyards, together with a number of farms selling their produce directly from the farm. Montgomery offers a thriving community with a selection of cafes, pubs and restaurants, together with a primary school. Churchstoke, approximately 4.5 miles away, provides further everyday amenities, including a supermarket and two pubs. The larger towns of Welshpool and Newtown are approximately 7 and 9 miles away respectively, both offering a wider range of shops, supermarkets, leisure facilities (incl Theatre Hafren) and schooling. The historic and picturesque market town of Bishops Castle is situated just over 7 miles away and offers a range of amenities including primary and secondary schooling, a selection of pubs a hotel/restaurant, independent shops and leisure facilities, together with a calendar of popular festivals and events throughout the year. Shrewsbury, approximately 21 miles away, provides an extensive range of shopping and leisure facilities, a theatre and a choice of state and independent schools.

ENTRANCE
Composite front door to:

OPEN PLAN KITCHEN/DINING/LIVING ROOM
A light-filled space, beautifully defined by a vaulted ceiling and three striking exposed queen trusses. The kitchen area is fitted with a range of base cupboards with wood-effect work surfaces over, matching eye-level cupboards with under-cabinet lighting, and a stainless steel one-and-a-half bowl sink with mixer tap, positioned beneath a window to the front enjoying far-reaching countryside views. There is plumbing and space for a washing machine and dishwasher, space for a cooker, microwave and tall fridge-freezer, together with engineered oak laminate flooring. An opening leads through to the Dining/Living Room, which continues with matching flooring and features three windows and bi-fold doors opening onto the gardens, all enjoying lovely countryside views. Double doors lead to:

SUN ROOM
Tiled flooring with underfloor heating, a solid ceiling and uPVC glazing, together with French doors opening onto the gardens and making the most of the stunning far-reaching countryside views.

INNER HALLWAY
Engineered oak laminate flooring, hatch to loft and useful storage cupboard with radiator.

BEDROOM 1
Engineered oak laminate flooring, Upvc French doors to the gardens with far reaching countryside views and door to:

EN SUITE SHOWER ROOM
White suite comprising low level W.C, vanity wash hand basin with mixer tap and cupboard and drawer below, fully tiled shower cubicle, heated towel rail, tiled floor and uPVC window to rear enjoying far reaching countryside views.

BEDROOM 2
Engineered oak laminate flooring, Upvc window to front enjoying far reaching countryside views.

BEDROOM 3
Engineered oak laminate flooring, Upvc window to front enjoying far reaching countryside views.

FAMILY BATHROOM
White Suite comprising low level W.C, vanity wash basin with mixer tap and cupboards below, walk in fully tiled shower cubicle with twin heads, roll top bath with central mixer tap, heated towel rail and tiled floor.

OUTSIDE
A gate and golden flint gravel paths lead to the front of the property, which is predominantly laid to lawn with fencing to the boundaries. The gravel path leads around the property to the rear garden, which is again laid to lawn with fence to boundary. To the side of the property is a gravel patio area, ideally positioned to enjoy the stunning far-reaching countryside views. A stone driveway provides ample off-road parking and leads to a fenced area housing the barn.
Barn and Storage Facilities- The barn has been repaired to provide a useful storage area and workshop, whilst retaining its original structure. It is of double-skin construction with the original supporting poles, a concrete floor, power and lighting, together with a loft area. A 20ft storage container, clad to match the barn, is accessed from within. There is also a covered lean-to extending along two sides of the barn.

PLANT ROOM
Located to the side of the house.

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 electricity and water are connected. Heating and hot water are

provided via a ground source heat pump, with the benefit of approximately £1,700 per annum in Renewable Heat Incentive (RHI) payments. Solar thermal panels also provide supplementary hot water during the summer months. We understand the Broadband Download Speed is: Standard 3 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor and in-home. 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 D. 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.







Local Authority: Powys County Council
Council Tax Band: D
EPC Rating: C
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.

Directions:

Sat Nav will not take you to the property. What3words: ///being.rotations.respected

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499

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 t o 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 s hould 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 b een 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.