



MORRIS
MARSHALL
POOLE

Plough Bank Cottage, Pound

Montgomery, Powys, SY15 6QE

Offers Over: £350,000

Plough Bank Cottage is a thoroughly renovated 'back to brick' restoration of a character town property with charming accommodation arranged over 3 levels, retaining original features, which are tastefully complimented by modern appointments. The property has sealed unit Double Glazing and LPG Heating and can be offered for sale with No Chain. Meticulous attention to detail creates a family home of merit of which viewing is highly recommended to appreciate the standard afforded together with the superb location.

On approaching the property a timber decorative portico with ledge and braced entrance door opens into a charming and light filled Sitting Room with panelled walls off-set by suitably positioned wall lights with Oak boarded floor and ceiling beams. The feature cast iron woodburning stove is set into an attractive exposed brick surround with beam above, having a herringbone hearth. A bay window to the front has a pleasing outlook and floods the room with natural light with a radiator in an ornate lattice cover. The Kitchen is well laid out with a timeless range of sage green Shaker style units with pewter ironmongery and waxed boarded worksurfaces illuminated by the surrounding wall light points and ample power sockets. The central island houses an inset Belfast sink with an Inglenook style recess to the electric range cooker with double ovens, grill and ceramic 5 hotplate and hob, LED ceiling spotlights and exposed beams, quarry tiled floor and radiator in ornate surround. The Dining Area at the rear has wide French doors which lead out the adjoining courtyard. There is also a useful Utility Room with the LPG fired combi boiler, base cupboards and inset sink with plumbing for washing machine and a continuation of the quarry tiled floor. This leads into the Cloakroom with a 2 piece suite having a low level W.C. and vanity wash hand basin.

Stairs from the Kitchen also lead to a useful Cellar storage space with potential for conversion with power and light laid on.



- A Thoroughly Renovated Property of Character Retaining Original Features with Tasteful Modern Appointments
- Presented and Decorated to Exacting Standards
- LPG Central Heating, Sealed Unit Double Glazing
- Front Parking Area and Terrace, Attractive Tiered Rear Garden
- Sitting Room with woodburning stove, Superb Kitchen/Diner with central island and range cooker, useful Cellar, Utility Room and Cloakroom, 3 Bedrooms, one with En-Suite, Family Bathroom
- Accommodation Arranged over 3 levels, Conveniently Located for the facilities of Montgomery
- Viewing Highly Recommended
- Energy Efficiency Rating: 13 (G) (Expires: 21/09/2035)



CONT

Oak stairs lead to the first floor with an Oak balustrade galleried landing and a window which overlooks the rear garden and rock face of Montgomery Castle, Oak floor boards and understairs storage cupboard and radiator. An en-suite Double Bedroom at the rear of the property has feature wall panelling with Oak flooring and a radiator in an ornate lattice cover, alcove, fully shelved storage cupboard. The en-suite with tiled floor has a vanity wash basin, low level W.C. and a fully tiled cubicle with a rainfall mixer shower, complete with heated towel rail. From the main landing an inner landing leads to a further Double Bedroom at the front with superb original Oak floor boards and radiator. The adjoining Bathroom is well fitted with a panelled bath having a direct feed rainfall shower above, vanity wash basin, low level W.C. and tiled floor with heated towel rail.

On the second floor is a Loft Bedroom/Office which would make for a charming Studio Space having an exposed brick chimney breast, Oak floor, exposed purlins and Velux roof light, radiator in a lattice cover and a window to the side, which has a stunning vista over the townscape to the Camlad Valley and surrounding countryside beyond.

OUTSIDE

To the front of the property there is a private parking area with steps which lead to the front terrace, attractively off-set by brick boundary walling and decorative wrought iron railings which makes for a superb sitting out area.

To the rear is a brick cobbled courtyard with an Outhouse leading from the Dining Area. This is a conveniently positioned al fresco dining area with steps leading to a further terrace and lawned garden from which stunning roof top views can be enjoyed across the town to the surrounding countryside.

COUNCIL TAX

Band 'D' (Powys County Council).

SERVICES

Mains electricity, Water, Drainage **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

DIRECTIONS

From our Welshpool Office travel on the A483 south for Newtown. From the Sarn-Y-Bryn Caled roundabout proceed on the A490 into the village of Forden and continue straight on the B4388 for Montgomery. Continue into Montgomery and the property will be located on the right hand side.

What3words://encourage.porch.dabbing

LAND REGISTRY NUMBER WA420686

VIEWING & NEGOTIATIONS All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

MORTGAGE SERVICES Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

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FLOORPLANS

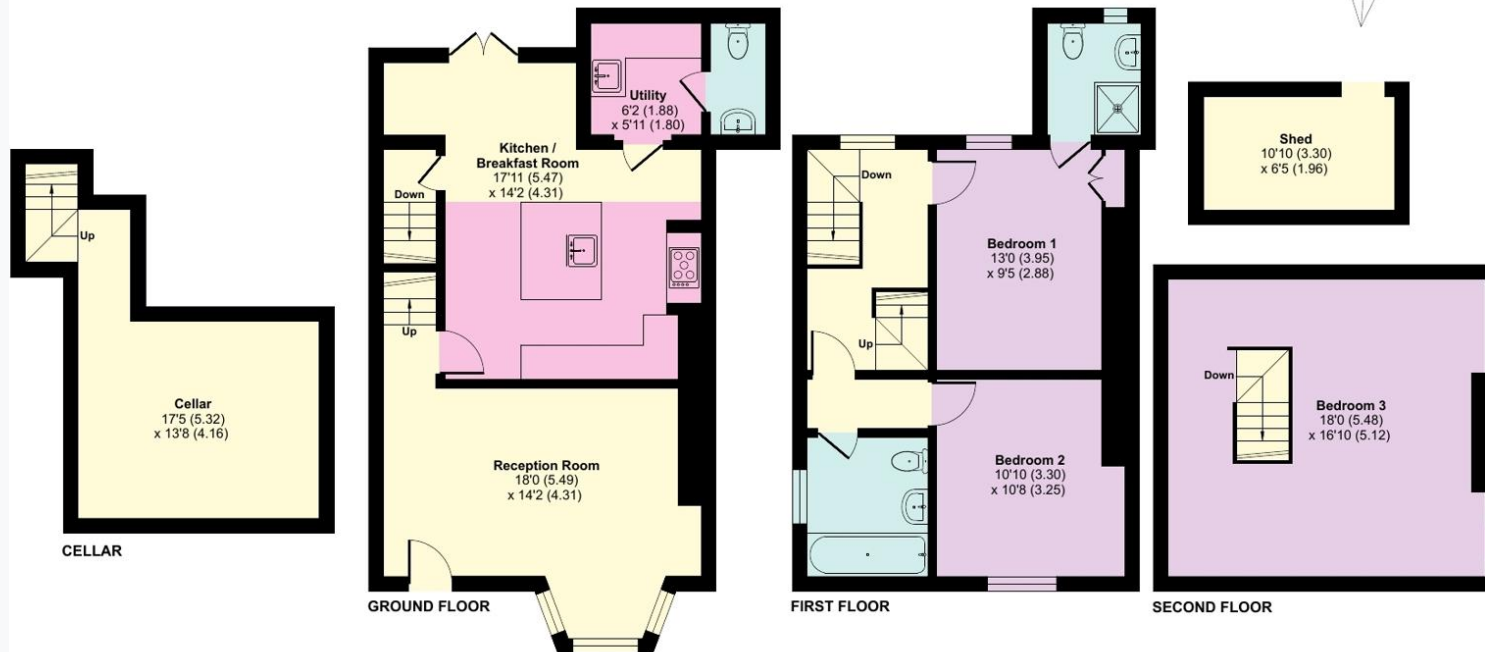
Plough Bank Cottage, Plough Bank, Pound, Montgomery, SY15 6QE

Approximate Area = 1543 sq ft / 143.3 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 1613 sq ft / 149.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Morris Marshall & Poole. REF: 1348982



The Property
Ombudsman

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