



MORRIS
MARSHALL
POOLE

Coot Meadow, Churchstoke

Montgomery, Powys, SY15 6TG

Asking Price: £575,000

Coot Meadow represents a truly exceptional opportunity to acquire a contemporary family home, meticulously constructed to a high specification and set within a peaceful and private setting. The property has been thoughtfully designed to provide versatile accommodation to suit modern family requirements, including multi-generational living, home working, or simply generous, flexible spaces for day-to-day life.

The welcoming entrance, via an Oak-framed Porch, leads into a tiled Reception Hall with underfloor heating, an under-stairs store, and a convenient Cloakroom comprising a low-level WC. and vanity basin. The heart of the home is the superb Open Plan Living/Kitchen, and Dining Area. Here, a continuation of the tiled flooring with underfloor heating complements the two-way wood-burning stove with Oak mantel, while the Sitting Area enjoys open an outlook to the front garden. French doors in the Dining Area provide a seamless connection to the rear patio and landscaped gardens. The Kitchen is exceptionally well-appointed, with soft-close Shaker-style units, a peninsula island breakfast bar, integrated fridge-freezer, dishwasher, eye-level double oven, induction hob, and an inset 1½ half-bowl sink, creating a space that is as practical as it is stylish. A further Reception Room, currently used as a Garden Room, features a vaulted ceiling, another aspect from the wood-burning stove, and French doors leading to the front. The Utility/Boot Room provides additional storage, plumbing for appliances, a Belfast sink, and an external door.

On the first floor, a Galleried Landing leads to four Double Bedrooms. The Principal Suite features extensive built-in wardrobes and a private En-Suite Shower Room. Bedrooms two and three are generous doubles overlooking the rear gardens, while Bedroom Four at the front also includes built-in wardrobes. A Family Bathroom with panelled bath, vanity wash basin, and low-level W.C. completes the first-floor accommodation.



- Individually Designed Detached Residence with Exceptional Appointments
- Flexible and Spacious Accommodation suitable for Multi-Generational Living or Home Working
- High Quality Fixtures and Fittings, Including Oak-framed Porch and Shaker style Kitchen units
- Underfloor Heating to the Ground Floor, Air Source Heating Throughout, and Double Glazed Windows
- Four Generous Double Bedrooms, Including Principal with En-Suite and Extensive built-in wardrobes
- Impressive Open Plan Living/Kitchen, and Dining Area with two-way wood-burning stove and Vaulted Garden Room
- Detached Double Garage with First-Floor Studio/Guest Accommodation, and Ample Driveway Parking
- Landscaped Gardens, Orchard Area, and Stables with Open Countryside Views
- Energy Efficiency Rating: 87 (B) (Expires: 08/04/2036)



OUTSIDE

Externally, the property is approached via a brick-pillared entrance with electric gates opening onto a sweeping tarmacadam driveway, providing ample parking and turning space. The Detached Double Garage benefits from an electric roller door and an external staircase leading to a versatile First-Floor Studio, complete with a Bed/Sitting Room, Kitchenette, and Shower Room. Ideal as an annex, guest accommodation, or separate Airbnb rental, subject to compliance with the necessary consents.

The grounds extend to well-maintained lawns, an Orchard, Stables, and open views across the surrounding countryside, both to the front and rear, creating a truly serene setting. Coot Meadow perfectly combines modern comfort, versatility, and rural charm, offering a home of exceptional quality for discerning buyers.

SERVICES

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

TENURE

Freehold.

DIRECTIONS

From Welshpool, proceed on the A490 to Montgomery and continue through the Town on the B4385 until you reach the Bluebell Public House T junction. Turn right signposted Newtown and proceed a short distance before turning left signposted 'Bachelldre'. Proceed over the bridge and after 300 yards bear right then keep left after another 200 yards. Continue along this road and Coot Meadow will be found on the right hand side.

What3Words: [What3words://sunset.seatbelt](https://www.what3words.com/sunset.seatbelt)

COUNCIL TAX

Band 'G' (Powys County Council)

LAND REGISTRY NUMBER CYM718252

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 and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

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.

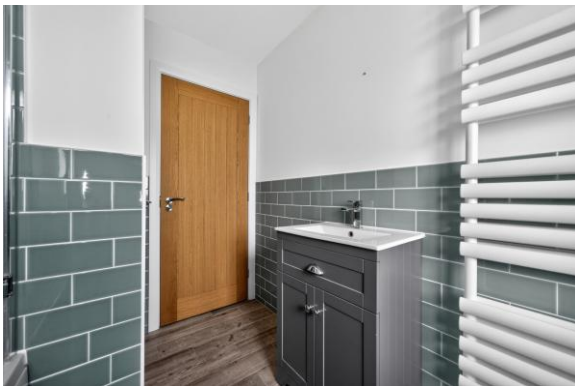
BROADBAND AND MOBILE SIGNAL

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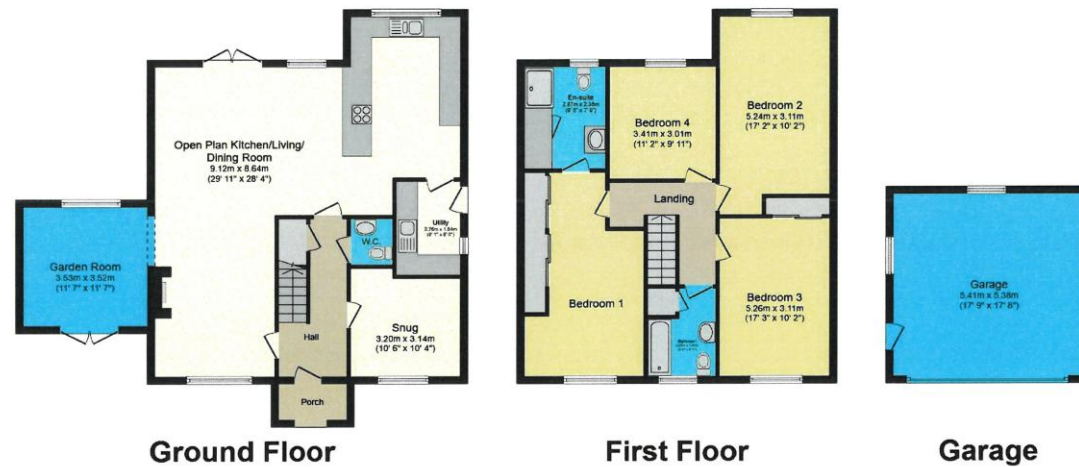








FLOORPLANS



Total floor area 211.6 m² (2,278 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com