



Broadway House
Churchstoke | Powys



MARK WIGGIN
ESTATE AGENTS



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property



Broadway House

Churchstoke, Montgomery
Powys, SY15 6DU

A handsome, Grade II Listed country house with coach house, private grounds and impressive equestrian facilities, set within circa 22 acres.

- Grade II Listed Georgian Country House finished to the of highest standards
- Reception hall, drawing room, dining room, study, snug
- Kitchen/breakfast room, utility room, WC
- Master bedroom (en suite), 6 further bedrooms and respective bath/shower rooms and laundry room
- Coach house providing ancillary accommodation
- Outbuildings with planning permission for 3 holiday cottages
- Landscaped gardens, woodland gardens and naturally fed pools
- Quality equestrian facilities including traditional stabling and manège
- Set in all approx. 22 acres

Distances in approx. miles:
Church Stoke 1.3m | Montgomery 5.5m
Welshpool 11.2m | Ludlow 22m
Shrewsbury 23m



Situation

Broadway House is situated in the glorious unspoilt countryside in the Powys/Shropshire borders, surrounded by picturesque grassland and hills where the landscape has changed little over centuries. The property is situated close to the village of Churchstoke, renowned for its excellent local supermarket, shopping Centre. The local towns of Montgomery and Bishops Castle are nearby providing good local amenities including banks, post offices, public houses and restaurants. The historic county town of Shrewsbury is approximately 23 miles away with comprehensive recreational, educational, business and shopping facilities, and from where the M54/A5 provides excellent onward links to the Midlands. Shrewsbury also offers a direct train to London in just 2.30hrs. There are a range of highly regarded junior and senior schools locally including Moor Park and Prestfelde preparatory schools, Bedstone College, Shrewsbury School, Shrewsbury High School, Concorde College and many highly regarded state sector primary and secondary schools locally.



Description

An idyllic and elegant, Grade II Listed country home with an outstanding range of outbuildings being sat within circa 22 acres of gardens, grounds and pasture. Broadway House is approached by electric gates that lead to a long sweeping driveway with a horseshoe drive with ample parking. You are welcomed to a beautiful grand front façade. The property boasts a wealth of character throughout with exceptional period features, including Georgian sash windows, high ceilings with some fine plasterwork, exquisite fireplaces and much more.





The vendors have sympathetically renovated the property to create a magnificent family home with excellent accommodation throughout.

Upon entering the property there is a spacious reception hall that gives access to the main reception rooms. On the ground floor there is an exceptional drawing room that boasts grand proportions, high ceilings and original oak flooring. The room also benefits from a marble open fireplace and the most beautiful full height sash bay-window overlooking the gardens. Adjacent to here is the exquisite dining room, which again has excellent proportions, making it perfect for entertaining. There are two full-height Georgian sash windows and an open fireplace. A sitting room provides ample storage with full height, built-in shelves. The room has beautifully panelled walls, another fireplace and French doors leading on to the gardens. The kitchen/breakfast room is fitted with bespoke units and appliances throughout, including a traditional four oven oil-fired AGA, an integrated oven and a gas hob. The kitchen has underfloor heating which then leads on into the adjacent breakfast room. This room is particularly light and airy, benefitting from a beautiful roof light and French doors leading to the gardens. There is a utility room which also has fitted units, a sink and ample storage. Beyond is a further utility, pantry, larder, boot room and WC, all providing a substantial storage for the property.



A magnificent, curved, oak staircase leads to the first floor and spacious landing. There are seven double bedrooms, five of which benefit from en-suite bath and shower rooms. There are then two further family bathrooms.

The master bedroom boasts exceptional proportions and a superb range of full-height, built-in wardrobes which lead to a large en-suite bathroom, which has a roll top bath enjoying the far-reaching countryside views and underfloor heating. A separate staircase accessed from the ground and first floor gives access to the second floor which has a cosy attic double bedroom with an en-suite shower room.

Coach House

The Coach House has its own private driveway and has been beautifully converted to provide an outstanding holiday cottage or family/staff accommodation. The property has a delightful open plan sitting room/dining room with wood burning stove and a well-equipped kitchen area including granite work surfaces and units. There is then a double bedroom with adjacent bathroom with a roll top bath.

Outbuildings & Equestrian Facilities

Set to the rear of the main residence there is an extensive range of traditional stone barns, set within a separate yard. The barns we understand to have planning permission for conversion to three further holiday cottage lets. We are informed that permission has been made perpetually for these units with the commencement of work in the form of services supplied in readiness. The courtyard currently offers fantastic equestrian facilities for the prospective owner with six traditional stables within the buildings and scope for more if required.





There is a tack and feed room and adjacent workshop which has stairs to the first floor of the building. The post and railed all-weather manège measures 40m x 30m approximately and provides fantastic riding on a high-quality, fully drained silica sand and carpet fibre surface. Within the yard there is also a large woodstore.

Gardens and grounds

Broadway house stands within approx. 22 acres. Predominantly ancient pasture, the land is stock fenced and provides excellent turnout for horses, ponies and for grazing sheep. The landscaped gardens consist of an estate railing bound formal front lawn with mature borders and an excellent patio area for outdoor entertaining. Beyond the front garden, the property enjoys a number of well-planned garden walks which are accessed via ornamentally stoned pathways.

The garden walks include a range of native woodland species, a large naturally fed pool that makes for an impressive entrance feature along the driveway, as well as herbaceous borders including native shrubberies and Rhododendrons. There is also a stream and waterfall and a recently restored fish pool.

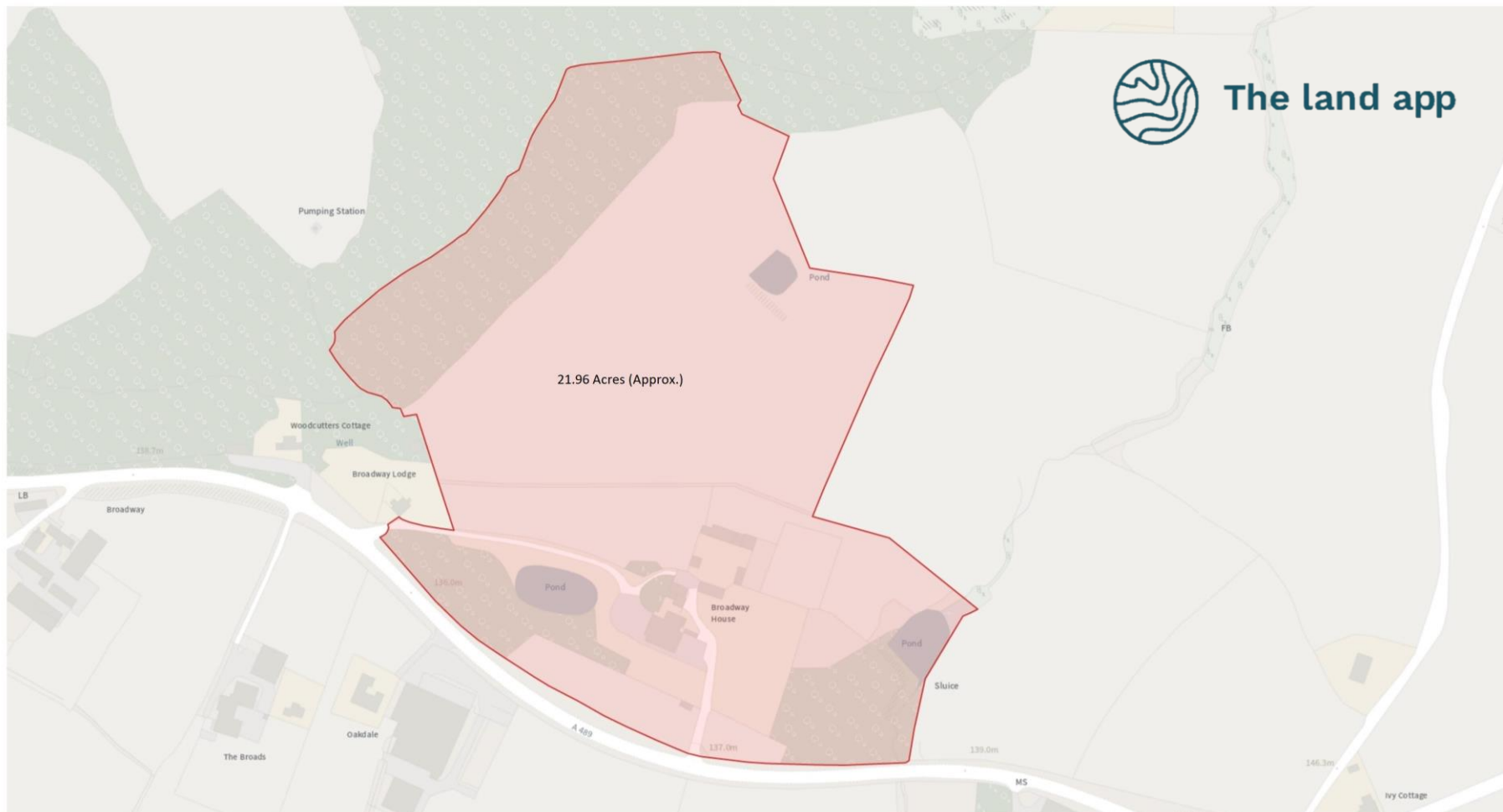
Services

- Oil central heating
- Private drainage via septic tank
- Mains water and electricity

Local Authority

- Powys County Council
- Tax Band – I
- Local Authority reference number 300110000966004156

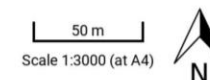




The land app

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