



£400,000 Offers Over

Padog Bach, Churchstoke, Montgomery

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Private Location
- Stylish, Contemporary Interior with High-Spec Finishes
- Spacious Accommodation
- Energy-Efficient Design
- Stunning River Views
- Modern Detached Home
- Detached Garage with Electric Door
- Private Paddock

Property Description

Nestled in a tranquil, private location, Padog Bach is a stunning, modern detached home offering breath-taking elevated views over the Camlad River. This highly energy-efficient property boasts a sleek design and high-specification finishes, creating a luxurious and comfortable living space.

Main Particulars

Nestled in a tranquil, private location, Padog Bach is a stunning, modern detached home offering breath-taking elevated views over the Camlad River. This highly energy-efficient property boasts a sleek design and high-specification finishes, creating a luxurious and comfortable living space.

The interior is bathed in natural light, with spacious and beautifully presented rooms. The entrance hall leads to the inviting lounge, featuring dual-aspect windows that frame the picturesque surroundings and double doors that open onto the garden. A cosy multi-fuel stove adds warmth and ambiance to the space. A downstairs WC provides convenient additional facilities.

The heart of the home is the open-plan kitchen/dining room, a contemporary space fitted with stylish gloss cupboards and top-of-the-line Miele appliances. A bay window offers panoramic views of the paddock and the river beyond, creating a serene dining experience. A practical utility room, accessible from the kitchen, provides ample space for laundry appliances, a sink, and access to the rear garden and garage.

Upstairs, four well-appointed bedrooms offer comfortable accommodation for family and guests. The master bedroom is a luxurious retreat, complete with fitted wardrobe space and an en-suite bathroom featuring a modern shower cubicle, pedestal hand wash basin, WC, and heated towel rail. The second bedroom is a spacious double room with delightful front-facing views. The third bedroom, with its wooden flooring and rear-facing window, offers a versatile space that can be used as a bedroom or a home office. The fourth bedroom, also with wooden flooring and a rear-facing window, is ideal as a single bedroom or a study. A contemporary shower room, with its marble-effect splashback, walk-in shower with rainfall head, hand wash basin, WC, and heated towel rail, completes the upstairs accommodation.

Hall | Lounge | Kitchen/Dining | Utility | Downstairs WC | Four Bedrooms | En-suite to Master Bedroom | Shower Room | Detached Garage

Montgomery 4 miles, Bishops Castle 6 miles, Welshpool 10 miles, Shrewsbury 24 miles

Council Tax Band: E (Powys County Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Exterior Features

The exterior of Padog Bach is equally as impressive as its interior. A large gravel parking area, accessed through a gated entrance, provides ample space for vehicles. A stone terrace wraps around the property, leading to both the front and rear seating areas.

The detached garage, complete with an electric door operated by remote control, offers convenient and secure storage. Five solar panels on the garage roof not only

contribute to the property's eco-friendly credentials but also provide a potential income through the feed-in tariff.

Outdoor Spaces and Gardens

To the rear of the property, a raised seating area, constructed with wooden beams & artificial grass, offers a comfortable spot to relax. The steep bank has been ingeniously transformed into a terraced garden, with steps & a meandering path winding through the planting. This clever design maximises the available space & creates a visually appealing & functional outdoor area.

A raised decked area, covered by a stylish pergola & surrounded by a sleek glass balustrade, provides an elevated vantage point overlooking the small paddock and the tranquil River. Steps on one side and a sloped gravel path offer two distinct routes down to the lawned area, which gently slopes towards the river's edge. The river, which forms the property boundary, flows beneath a charming stone bridge, adding to the picturesque setting.

Location

The charming village of Churchstoke provides essential shops, welcoming pubs, and a strong sense of community. For families, there's a local primary school, a community centre, and a football field. Sports enthusiasts can enjoy the local bowling and tennis club. A large supermarket is also nearby, making daily errands a breeze.

The surrounding countryside is a haven for outdoor enthusiasts. The iconic Churchstoke Hills, including Corndon, Roundton, & Todleth, dominate the skyline, offering stunning views and challenging hikes for those seeking adventure. Whether you prefer gentle strolls or more rigorous climbs, the diverse landscape caters to all abilities.

For those who enjoy leisurely walks, the Camlad River winds its way through the area, providing picturesque riverside paths. The nearby Roundton Hill National Nature Reserve offers a wealth of natural beauty, with its unique geology, diverse wildlife, and historical significance.

Services

Mains water, electricity. Private drainage. Oil central heating. Solar panels. Multi fuel burning stove.

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

Money Laundering

To ensure compliance with anti-money laundering regulations, the successful purchaser will be required to provide proof of identity upon acceptance of their offer. This typically involves presenting a valid passport or driving license along with a recent utility bill. Please note that there is a charge for ID checks per applicant.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,



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