



£950,000 Guide Price

Cwm Linton, Montgomery

Country House | 7 Bedrooms | 4 Bathrooms

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Step Inside

Key Features

- Idyllic Residential Smallholding
- Historic, 4 Bedroom, Character Farmhouse
- Extensive Agricultural Infrastructure
- Stunning Panoramic Scenery
- Approximately 6.29 Acres of Pastureland
- Sustainable Living Features
- Premier Equestrian Potential
- Expansive Barn Conversion & Successful Holiday Let Business

Property Description

Discover Cwm Linton: a 17th-century haven with a 4-bed farmhouse, 6.29 acres of lush pasture, and a stunning 3-bed barn conversion for holiday income. Perfect for horses or hobby farming, this tranquil estate offers breath-taking valley views and a sustainable, self-sufficient lifestyle.

Main Particulars

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Cwm Linton Farmhouse: 4 Bedrooms | 2 Bathrooms | Kitchen/Breakfast Room | Utility | Lounge | Sitting Room | Downstairs WC

The Dairy House Holiday Let: 3 Bedrooms | 2 Bathrooms | Kitchen | Dining Room | Lounge

Approx. 6.2 acres | Steel Framed Barn | Two-Storey Workshop | Open-Fronted Barn

Montgomery 5 miles, Bishops Castle 6 miles, Shrewsbury 25 miles

Cwm Linton represents a rare and prestigious opportunity to acquire a versatile 6.29-acre residential smallholding, perfectly tailored for those seeking a self-sufficient lifestyle, equestrian pursuits, or a rewarding hobby farming venture. Nestled in a tranquil, elevated position with breathtaking views across the Camlad Valley toward Corndon Hill, the estate is defined by its exceptional dual-dwelling configuration. Alongside the beautifully restored 17th-century farmhouse stands "The Dairy House," a magnificent detached barn conversion that offers significant potential as a high-yield holiday let. This substantial building provides a ready-made opportunity for a lucrative on-site business, allowing a new owner to capitalise on the area's popularity with tourists and walkers to generate a robust annual income.

The primary residence is a characterful period farmhouse, believed to date back to 1654, which underwent an extensive and sympathetic refurbishment and extension in 2012. The current owners have meticulously preserved the home's soul, retaining original stone walls and exposed timbers while introducing high-quality modern comforts. The heart of the home is a classic country kitchen, finished with oak flooring and a signature Everhot electric range, leading into a cosy original sitting room featuring a warming wood-burning stove. A substantial contemporary extension provides an additional, light-filled living room with three-sided views and patio doors that open onto beautifully landscaped gardens. Designed for the practicalities of country life, the ground floor also includes a functional side porch and utility room, complemented by a separate downstairs cloakroom with a WC, ensuring the home is as convenient as it is charming. Upstairs, the master suite impresses with its vaulted ceilings and exposed 'A' frames, while three further bedrooms offer flexible space for family or a home study.

The Dairy House itself is finished to an exceptional standard, standing in its own plot with private parking and open terraces that soak in the valley views. Internally, the barn boasts a stylish, open-plan layout with three double bedrooms, two bathrooms, and a split-level kitchen and diner with dramatic vaulted ceilings. This secondary residence ensures that Cwm Linton is a comprehensive lifestyle package, blending historic charm with modern functionality, all while remaining within easy reach of the vibrant local communities of Montgomery and Bishops Castle.

For the aspiring hobby farmer or equestrian enthusiast, the infrastructure at Cwm Linton is exceptional. The property features an array of well-maintained, modern outbuildings centred around a clean gravel and concrete yard. These include a substantial four-bay general-purpose barn and an adjoining open-fronted shed, both

featuring concrete floors and ideal for lambing, cattle, or the installation of internal stables. A separate two-storey workshop provides a versatile space for creative projects, a home office, or a studio, while a further open-fronted building in the lower field provides convenient shelter for livestock. The land itself consists of approximately 6.29 acres of gently sloping, well-fenced permanent pasture, divided into manageable enclosures with piped water troughs and a dedicated vegetable garden with a large greenhouse for true "field to fork" living.

In keeping with its self-sufficient appeal, Cwm Linton is equipped with independent service solutions including a private borehole for water and a sophisticated energy system. The property benefits from 16 solar panels with a guaranteed feed-in tariff and a 14kVA diesel generator, ensuring resilience and reduced running costs. Whether you are looking to graze horses, rear livestock, or simply enjoy the peace of the Shropshire hills while launching a thriving holiday business, Cwm Linton offers a unique and harmonious blend of tradition, income potential, and rural independence.

Council Tax Band: F (Powys County Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains, Generator

Heating: Oil

Water supply: Private Borehole

Sewerage: Septic Tank

Location

Occupying a prime position in the idyllic Shropshire/Welsh borderlands, Cwm Linton is perfectly situated to enjoy the best of both worlds-absolute rural peace and easy access to vibrant local culture. The property is a true haven for outdoor enthusiasts, with the legendary Offa's Dyke Path, Kerry Ridgeway, and Shropshire Way virtually on the doorstep, offering endless miles of world-class walking and riding. The charming town of Montgomery, with its timber-framed architecture and medieval castle ruins, and the bustling market town of Bishops Castle, known for its independent shops and microbreweries, are both just a short drive away. For wider amenities, the regional hubs of Shrewsbury, Ludlow, and Welshpool are all within a comfortable 45-minute drive, providing high-speed rail links and a wide range of schools and services, ensuring this peaceful retreat remains exceptionally well-connected.

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.

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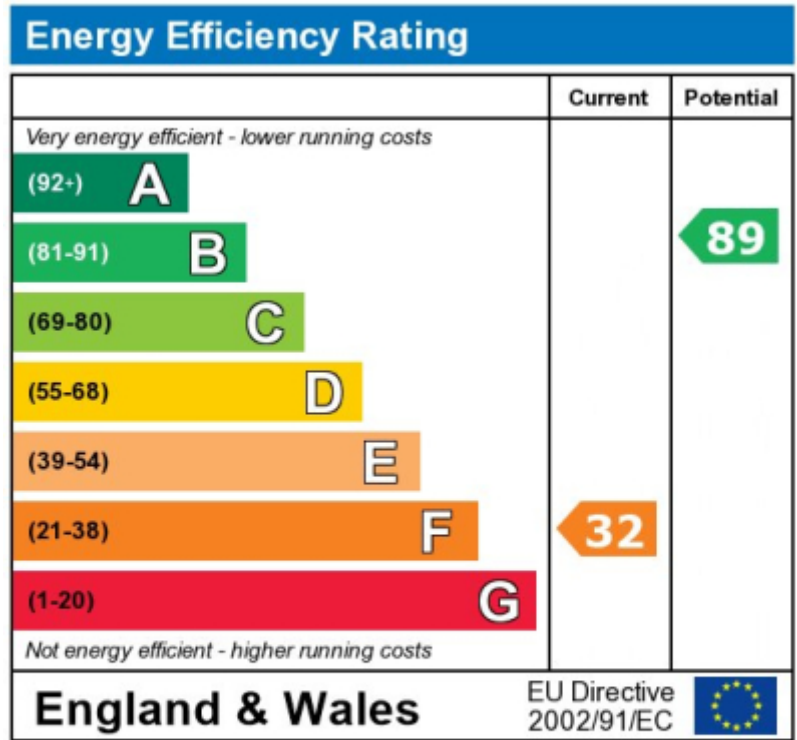
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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