



£475,000 Offers Over

Woodcutters Hollow, Church Stoke, Montgomery

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Chocolate Box Perfect Country Cottage
- Exceptional Energy Efficiency (EPC B)
- Expansive 2.5 Acre Gardens
- Character-Filled Open-Plan Interior
- Three Luxury Bedrooms with Character
- Natural Beauty & Wildlife Haven
- Modern Amenities for Comfort
- Substantial Workshop (Approx. 6m x 6m)

## Property Description

A charming 350+year-old Tudor Revival cottage with a remarkable B-rated energy efficiency. This chocolate-box home boasts a delightful character interior with exposed timbers & open living spaces. Set within approx. 2.5 acres of enchanting gardens, including a paddock & woodland with elevated views.

## Main Particulars

Discover Woodcutters Hollow, a truly enchanting "chocolate box perfect" country cottage, boasting an exquisite Tudor Revival architectural style. This beautiful timber-framed home, with its distinctive cream-lemony infill over the wattle and daub exterior, immediately captures the imagination. Remarkably, this 350-year-old-plus property achieves an impressive Energy Performance Rating of B, thanks to the thoughtful and loving upgrades completed by the current owners. Beyond its historic charm, Woodcutters Hollow offers an incredible approx. 2.5 acres of diverse gardens, including a charming gravel sitting area, a lush paddock, and a captivating woodland coppice with elevated walks providing stunning vantage points to admire the rolling countryside views beyond. An exposed rock face adds to the unique natural landscape.

Step inside and be greeted by a delightful array of character, with exposed timbers creating a unique and open charm. The downstairs presents a wonderfully adaptable open-plan space, cleverly divided by floor-to-ceiling beams - original constructions that have been extended and adapted over the property's 350-year lifetime. This ingenious design creates three distinct living zones for relaxed living, formal dining, and a welcoming hall area. York stone flooring perfectly complements the rich timber beams throughout, imbuing the space with historic charm. Adding to the inviting ambiance of the living area is an Essa Dragon log burner, promising cosy warmth on cooler evenings. From the middle room, a bespoke oak staircase gracefully rises to the first floor.

Off the dining area, you'll find a spacious and truly unique kitchen, featuring bespoke freestanding kitchen units that perfectly match the idyllic character of this home. There's space for a freestanding electric cooker (subject to separate negotiation) and a fridge/freezer. A central freestanding island offers a fantastic space for entertaining, while a double sink sits under a window overlooking the side garden, with convenient plumbing for a washing machine and tumble dryer below. One side of the room reveals a charming painted stone wall, and a pantry cupboard provides additional valuable storage. A second window on the other side offers further views over the property's grounds.

Following the newly carpeted staircase, you arrive at a spacious landing area, currently utilised as a bright and practical office space. This area thoughtfully houses the solar panel controls and battery storage, showcasing the property's modern efficiencies. Off this landing are three luxury bedrooms, each brimming with unique character. The master bedroom, located to the left of the staircase, invites you up a single step into a room adorned with apex ceilings and exposed timber beams, painted a serene white, with a window offering picturesque views over the front garden. Bedroom two is accessed under an original, beautifully arched timber beam, and boasts original ceiling beams that contribute to its warm and inviting atmosphere. This is a comfortable double room. Further down the landing, at the very end, you'll discover bedroom three, representing the youngest part of the building. It retains character with its charming ceiling slope, and a window to the side of the property provides lovely views across the expansive garden. The main bathroom, also situated off the landing, features a panelled bath with an electric shower over and glass screen, a Velux window, WC, an extra-wide vanity hand basin with mixer tap, and a practical airing cupboard.

The exterior of Woodcutters Hollow is an exciting delight, with pleasurable paths that make exploring the gardens an enjoyable prospect year-round. To the front of the cottage, a traditional English country garden bursts with colour, featuring established flowering plants such as climbing roses, poppies in vibrant reds and pinks, fuchsias, and elegant magnolia trees. A five-bar gate grants access to the property, leading to a pretty gravel garden complete with a charming timber gazebo, providing

a sheltered and shaded spot to sit and relax. Railway sleepers create inviting raised flower beds, overflowing with a multitude of different plants and colours. A walkway leads you around the rear of this historic building, offering glimpses into its fascinating adaptations over the centuries, with stone and brick additions seamlessly blending with the original timber-framed sections. To the rear, you will also find the efficient air source heat pump.

Following the path further, you are led past thriving fruit trees and then through an opening into the paddock or formal lawned area. A tall Ash tree proudly stands here, adorned with a handmade wooden swing - a perfect spot for relaxation or play. A 5-bar gate provides easy vehicle access directly into the paddock and leads to a convenient shed and a truly impressive large workshop, measuring approximately 6m x 6m. This substantial building boasts a high apex ceiling and features 2.5m high double doors, making it an ideal space for car enthusiasts, woodcraft, or any number of hobbies requiring ample room and easy access. Both the shed and workshop benefit from an electricity supply. Beyond this area, a grass path meanders up and over an exposed stone face, leading you through a captivating woodland coppice. Here, elevated walks provide superb vantage points from which to sit and admire the truly magnificent rolling countryside views beyond. This entire garden is a haven for nature, offering year-round colour, beginning with a carpet of snowdrops in January, followed by a stunning display of bluebells.

Council Tax Band: F (Powys County Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Electricity supply: Mains

Heating: ASHP

Water supply: Mains

Sewerage: Septic Tank

Broadband: FTTP

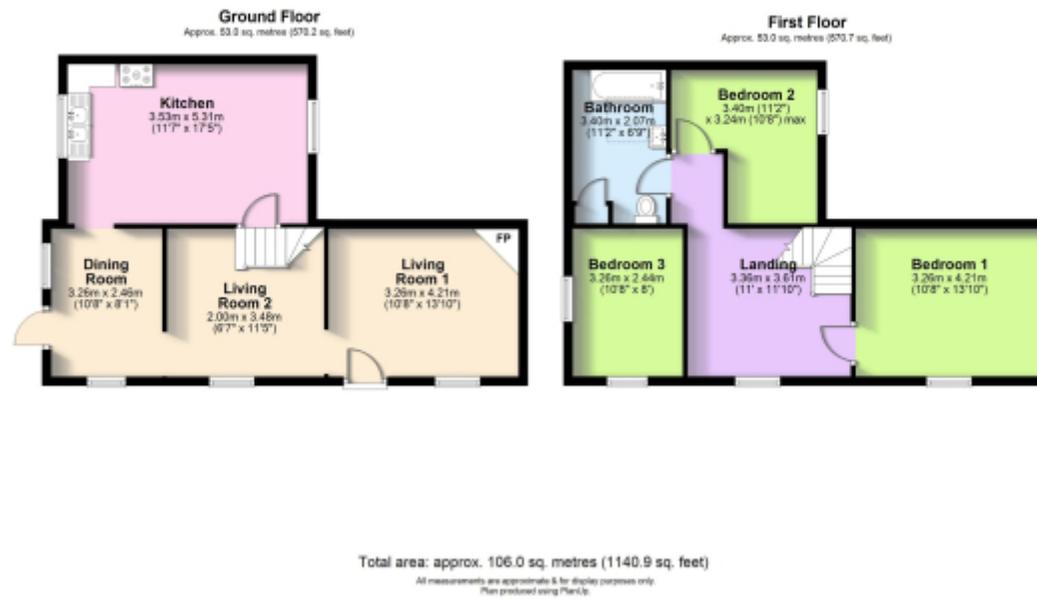
### **Location**

Conveniently located just off the A489 in a quiet and secluded spot, offering a perfect balance of rural tranquillity and excellent accessibility. This prime location ensures easy reach to main roads and the well-served local amenities in the charming villages of Churchstoke and the historic market towns of Bishops Castle and Montgomery. Further afield, the bustling towns of Welshpool, Newtown, and Shrewsbury provide a wider array of shopping, dining, and leisure facilities. For nature enthusiasts and keen walkers, the surrounding area is an absolute paradise. The stunning Shropshire Hills Area of Outstanding Natural Beauty is on your doorstep, offering a myriad of famous walks and breath-taking landscapes. Nearby hills such as Corndon Hill, Stiperstones, and the iconic Long Mynd provide endless opportunities for exploration, from challenging hikes with panoramic views to gentle strolls amidst diverse flora and fauna.

### **Recent Upgrades & Efficiency**

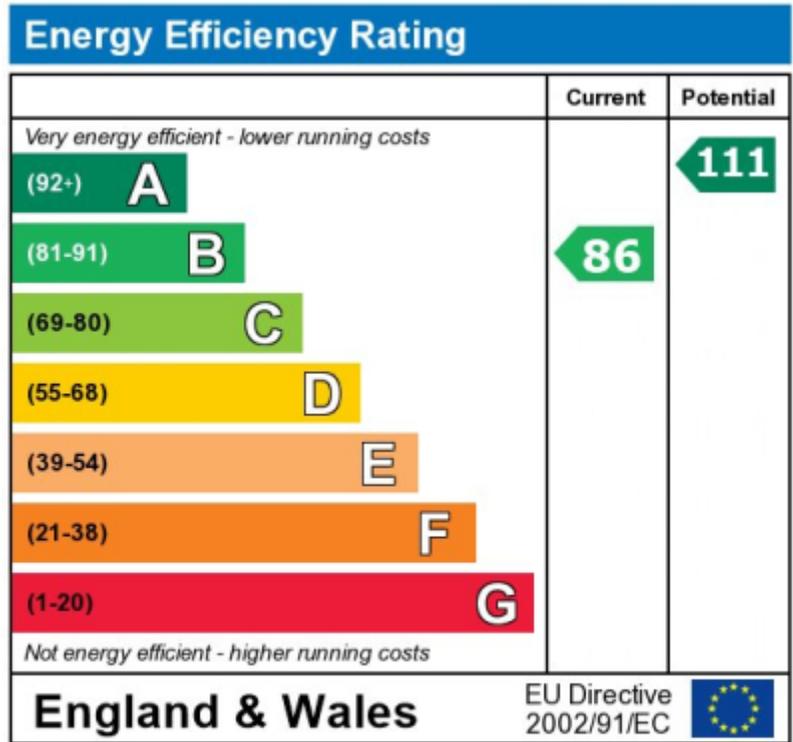
The current owners have lovingly and significantly improved this beautiful home, transforming its efficiency and appeal. A state-of-the-art air source heat pump, solar panels with battery storage, extensive internal insulation in all external walls, and enhanced roof insulation have been meticulously installed. These comprehensive upgrades have propelled the property's energy efficiency rating to a truly remarkable B rating, an outstanding achievement for a home of this age and character. Furthermore, in 2023, the exterior benefited from the installation of brand new fascia, soffits, guttering, and new windows, ensuring both aesthetic charm and long-term durability.





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 © 2026 13918701 Registered Office: ,



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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