



Blue Barn

Churchstoke, Powys

Carter Jonas

## Blue Barn Churchstoke Montgomery SY15 6EN

**A beautifully renovated country home set within four acres of grounds, enjoying far-reaching views across the surrounding countryside.**

An exceptional opportunity to acquire a beautifully presented country home dating from the 1880s, set within approximately four acres of idyllic countryside on the Powys/Shropshire border.

Blue Barn offers spacious and versatile accommodation, together with a self-contained annex, outbuildings and 3.3 acres of paddocks—ideal for equestrian or smallholding use, or for those seeking a peaceful rural retreat.

- Spacious 5-Bedroom Home extending to approx. 225 sqm (2,430 sqft)
- 2 storey Annex extending to circa 70 sqm (750 sqft)
- Workshop, Store combined area of circa 65 sqm (699 sqft)
- 3.3 Acres of Paddocks with pond
- Environmentally Conscious: Biomass Boiler, solar PV, underfloor heating
- Accessible: 0.5 miles to Churchstoke, 5 miles to Montgomery, 10 miles to Welshpool, 22 miles to Shrewsbury.



### Location

Blue Barn is situated on the outskirts of Churchstoke, enjoying a peaceful rural setting whilst remaining accessible to local amenities. Churchstoke provides a range of everyday facilities including a primary school, public house, shop and eateries.

The picturesque and historic market town of Montgomery lies approximately 5 miles away, while Welshpool, around 10 miles to the west, offers a broader selection of shops, supermarkets, schools, train station and services. The popular county town of Shrewsbury is located some 22 miles away, providing an extensive range of retail, leisure and transport connections.

### Property

The property has been thoughtfully and comprehensively renovated to a high standard throughout, while retaining a number of attractive original architectural features.

### The House

#### Kitchen & Dining Room

An impressive open-plan kitchen and dining space combining character features with high-quality finishes. Traditional exposed oak beams create a warm, inviting atmosphere, while patio doors open directly onto the front terrace, seamlessly connecting indoor and outdoor living.

- Bespoke locally handcrafted cabinetry
- Polished granite worktops
- Statement range cooker set within an inglenook surround
- Central island with preparation sink and additional workspace
- Generous space for a family-sized dining table

#### Sitting Room

Accessed from the kitchen, this light and airy sitting room features striking corner patio doors opening onto the terrace and a log burner providing a warm focal point.

#### Day Room

Currently utilised as a children's playroom, this versatile reception room features an attractive fireplace.

#### Utility Room

Practical and well-equipped, with double Belfast style sink, fitted units and plumbing for laundry appliances.

#### Cloakroom & Laundry

Conveniently located off the hallway, with a WC, wash basin and plumbing for laundry appliances.

#### Family Room

Vaulted ceiling, exposed beams and a feature log burner, this impressive space also benefits from patio doors allowing an abundance of natural light.

#### Home Study/Mezzanine

A wonderfully spacious and light-filled room, enhanced by a striking feature window framing far-reaching views towards Corndon Hill, Rounton Hill and Todleth Hill.

A versatile space ideally suited as a home office, creative studio or hobby room.

#### Reception Room / Bedroom 5

A versatile reception room or fifth bedroom featuring exposed ceiling timbers and an external door providing direct access to the front courtyard.

#### Shower Room

Contemporary shower unit, low flush WC, and wash hand basin.

#### Upstairs

##### Master Bedroom

An impressive master bedroom featuring a vaulted ceiling with exposed timbers, fitted wardrobes.

##### Bathroom

Appointed with a panelled bath, separate shower enclosure, wash hand basin set within a vanity unit, low-flush WC and heated towel rail.

##### Bedroom Two

A well-proportioned double bedroom enjoying attractive views and benefitting from a vanity unit.

##### Bedroom Three

A comfortable single bedroom with vanity unit and built-in airing cupboard.

##### Bedroom Four

A well-proportioned double bedroom offering comfortable accommodation with space for freestanding furniture.

##### Shower Room

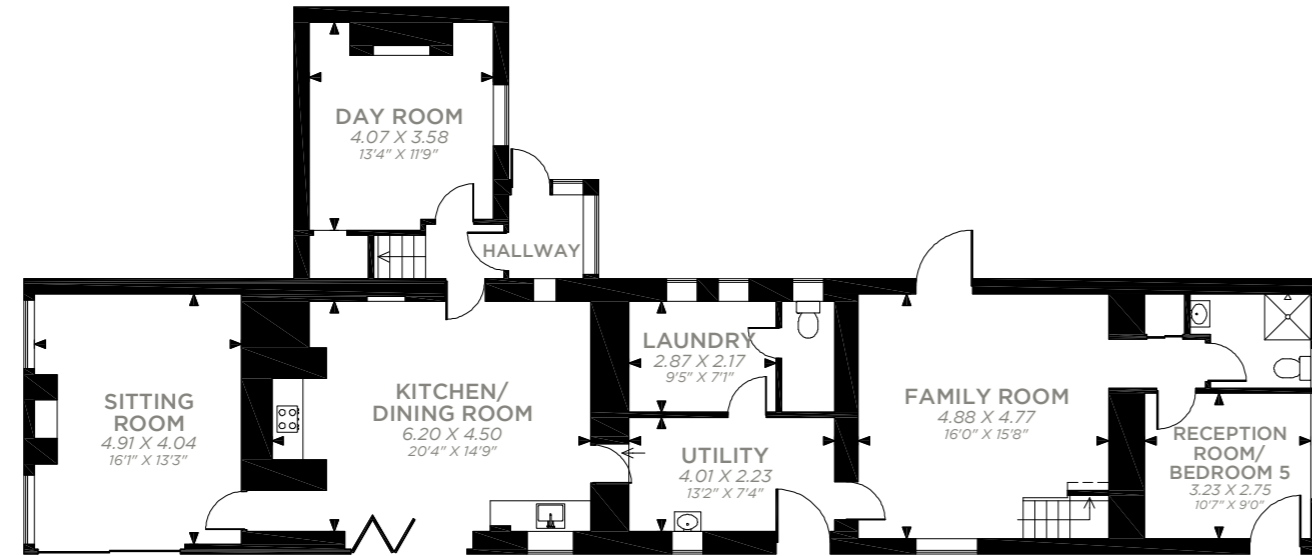
Fitted with a shower enclosure, wash hand basin set into a vanity unit and Saniflo WC, complemented by a heated towel rail.



# Floorplan

Blue Barn  
Churchstoke  
Montgomery  
SY15 6EN

Total Area:  
2,432Sq Ft / 226 Sq M



For illustrative purposes only - not to scale.  
The position & size of doors, windows, appliances  
and other features are approximate only.



## Outside Spaces

### Courtyard

An attractive enclosed paved courtyard featuring flower beds and ample space for outdoor dining and entertaining.

### Gardens

Extensive lawned garden interspersed with fruit trees, offering generous space for recreation, gardening and outdoor enjoyment.

### Views & Setting

Situated approximately 0.5 miles from the village of Churchstoke, the property enjoys far-reaching views across the surrounding countryside, offering a peaceful rural setting whilst remaining conveniently close to local amenities.

## Externally

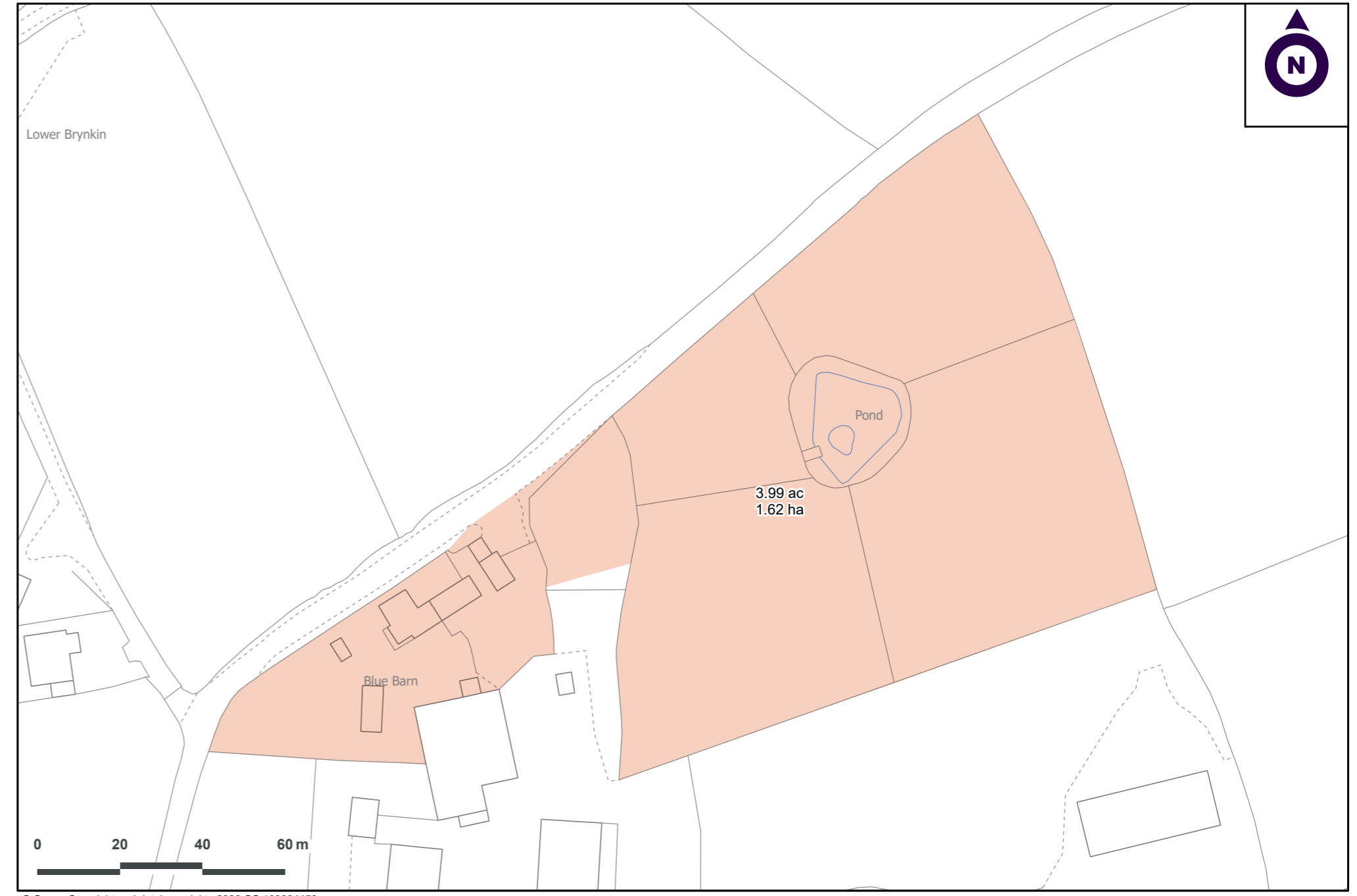
### Workshop & Store:

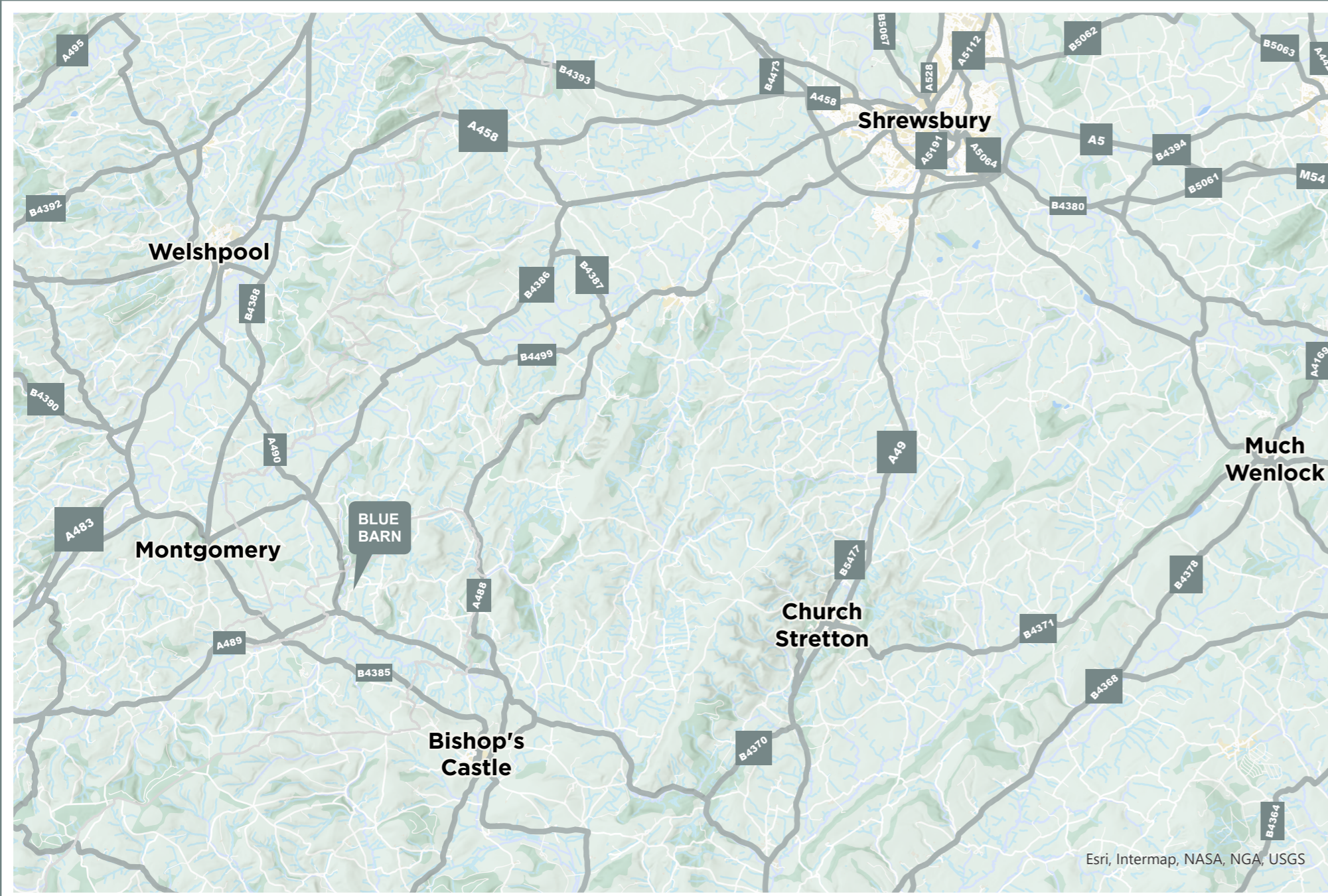
Detached outbuildings comprising:

- Workshop (53 sqm) with mains electricity, lighting and concrete floor
- Store (14 sqm)

### Annex Garage

- Extending to approximately 70 sqm (18 sqm of which is at first-floor level), the annex provides a versatile space. The ground floor benefits from a log burner, kitchenette, WC and shower room. Subject to the necessary planning consent, the building offers potential for conversion to ancillary accommodation serving the main house.





### Land

Extending to approximately 3.3 acres, the land is divided into four well-fenced paddocks with a pond centrally positioned within the field. Classified as Grade 3 agricultural land, it offers excellent potential for equestrian, grazing or smallholding use

### Method of Sale

The property is offered for sale by private treaty

### Tenure & Possession

Freehold. Vacant possession will be provided on completion

### Planning

The Annex Garage was consented under reference 20/0480/FUL in 2020

### Material Information

For mobile and broadband coverage see <https://checker.ofcom.org.uk/>

### Services

- Mains Electricity & Water
- Private Drainage System
- Superfast Broadband Connection
- Biomass Boiler & Solar PV Panels
- Underfloor Heating

### Wayleaves Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

### Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

### Council Tax

Band F (£3148 per annum (2025/26))

### EPC Ratings

EPC Rating D with a potential for B

### Local Authorities

Powys County Council  
[www.powys.gov.uk](http://www.powys.gov.uk)

### Viewings

Viewings are strictly by appointment through the sole selling agents, Carter Jonas.

### Directions

Travelling from Churchstoke, proceed along Hall Bank in a northerly direction. After 0.5 miles, Blue Barn will be seen on your right hand side.



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### Shrewsbury

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### National Rural Agency

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