

BROMPTON MILL

£595,000



“A substantial character property with additional barn”

Churchstoke, Powys

Hugely updated and extended, this attractive, substantial character property offers 5/6 bedrooms, a wealth of versatile ground floor accommodation, covered outdoor seating area, summer house, workshop and a stone barn with planning approval for conversion set within approx a quarter of an acre of gardens and grounds.

- Impressive family home
- 5/ 6 bedrooms
- 4 reception rooms
- Covered outdoor entertaining area
- Versatile accommodation
- Multiple outside spaces
- Stone barn with conversion consent
- Workshop and summer house



Brompton Mill provides a quintessential countryside welcome through a painted picket fence and timber archway, up a pretty pathway and under a rambling rose to enter through the front doorway. Inside, a central hallway gives access to the two front reception rooms: to the left, a stunning blue, panelled study with built-in shelving and feature fireplace, housing a Clearview stove; and to the right, a sitting room with stone fireplace and a large window which floods the space with a light: the perfect spot to enjoy a good book.

Continue through into a superb, open plan kitchen/ dining room. The stylish kitchen comprises a central island, ample cabinets for all your storage needs, a wooden block counter top and Belfast sink, flanked by two attractive plate racks and open shelving. A double oven is neatly housed in a pretty arched fire breast. This room is truly the heart of the home and has plenty of space for a dining table for family mealtimes or entertaining friends. A set of double doors opens out to the side garden.

To the rear of the property, now in the recently-added extension, a large utility room gives plenty of space for all the necessary white goods as well as kicking off your boots, cleaning muddy paws or hanging coats after a day in the countryside. A side door opens out to the covered, decked seating area with a great bar set-up and hot-tub - the perfect spot for al-fresco entertaining, whatever the weather. The ground floor is completed by a cosy snug with double doors into a paved courtyard, WC and shower room and a further large walk-in storage cupboard.



Upstairs, a landing runs the full length of the property, accessing the five bedrooms and home office. All of the bedrooms are comfortably doubles with many featuring far-reaching views, built-in banks of wardrobes, storage cupboards and containing pretty character details such as fireplaces or exposed stonework. There is a family bathroom with walk-in shower and roll-top bath as well as a further WC at the far end of the landing.



Outside: There are multiple outside spaces and seating areas - so you will never be short of somewhere to enjoy the sun and fresh air. There are two seating spaces adjoining the house, a paved courtyard to the west and a superb, timber-framed, covered seating area and bar to the east. This directly accesses one of the lawn areas which has a pretty, traditional well-and-bucket and has a further, raised, south-facing decked seating area.



The stone, 18th century barn sits opposite the house (approx 1500 sq ft), with consent for conversion (ref 21/00002/FUL-19/5/21) and provides huge possibility for use as a studio etc in conjunction with the main house. To the rear of the barn lies a further, flat lawn area, a grassed area with access the River Caebitra at the lower boundary and an Alpine style summer house. There is a workshop adjoining the side of the barn and plenty of parking, free from covenants and restrictions.

Area: Brompton Mill lies in the midst of rolling Shropshire and Welsh countryside. The site of the property has witnessed centuries of important history, with the local settlement mentioned in the Domesday Book and a medieval motte and bailey just a stone's throw from the property itself. The towns of Montgomery, Bishops Castle and Churchstoke are all close by and provide all the necessary services and amenities. The area is popular amongst walkers and cyclists, with the famous Offa's Dyke trail nearby.

At a glance:

Bedrooms:	5/6
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; Oil
Services:	Mains water, electricity; private drainage
Service charges:	Nil
Covenants:	Shared driveway access
Broadband:	Yes** (Full fibre available)

* correct as of instruction date | ** Source: BT



EPC and floor plan available on the website.

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