



**The Old Forge, Snead, Montgomery, SY15 6EB**

**01588 639755**

# FOR SALE

FOR SALE BY PRIVATE TREATY

**Price: Offers in the region of £369,000**



2 Reception Rooms



3 Bedrooms



1 Bathroom

Bishops Castle 3 miles, Churchstoke 3 miles, Shrewsbury 22 miles

- **Rural setting with good road links**
- **3 bedrooms and scope to increase**
- **Lounge, kitchen, office**
- **Bathroom, cloaks/WC and utility**
- **Off road parking, garage and summer house**
- **Large gardens and patio with views**
- **Rural views to the Camlad Valley**

## LOCATION

The Old Forge is situated on the English/Welsh border between the historic towns of Ludlow and Newtown with access to all that the countryside can offer with great walking and views. It has immediate access to the A489 with the centres of Bishops Castle and Churchstoke, just 3 miles distant.



## THE PROPERTY

Characterful homes such as this variety rarely come onto the market and must be viewed to be fully appreciated. From the front door, you come into the Entrance Lobby which leads into the Kitchen, through a bespoke oak door onto a tiled floor with exposed beams above and a dividing wall. It has a traditional kitchen which compliments the house. Forward from the Lobby is the Living Room which has a good ceiling height, showcasing the exposed beams, in keeping with the fireplace inset with a wood stove. An oak door from the kitchen leads to the Second Hall of the house with a Utility and the Family Bathroom and Second Shower Room. This leads to the old blacksmiths forge which is now used as an Office but could provide a further bedroom or the option of a guest flat or commercial property.

A staircase rises from the living room to the first floor with two larger Double Bedrooms and a smaller third Bedroom. Throughout are the charming original beams and individually crafted doors and picturesque views. There is potential for commercial use or expanding the accommodation using the space currently used as the Summer Room which is an asset in its own right and could also be made into an office if the forge part of the building was converted into a flat or extra bedroom,

The property boasts extensive gardens and private patios which take full advantage of the views, with no residential neighbours to the rear visible. The gardens are laid predominantly with lawns, blessed with orchard trees of apple, plum, walnut, damson and cherry, together with a grape vine over the patio sitting area, offering shade on sunny days.

To the side of the house is a double length Garage with parking to the front and at the rear is a Summer House with French door opening out to the gardens.









Approximate Area = 1345 sq ft / 124.9 sq m  
Garage = 411 sq ft / 38.1 sq m  
Outbuilding = 72 sq ft / 6.6 sq m  
Total = 1828 sq ft / 169.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2025. Produced for Halls. REF: 1354222





## DIRECTIONS

From Bishops Castle proceed north on the A488 through the village of Lydham and then turn left onto the A489 for Churchstoke and Newtown. Proceed on this road for about a mile through a number of bends and as you enter a straight piece of road, the property is found on the left, just before the sign for 'Snead'.

What3Words - fools.starlight.lakes

Please note: The property sits adjacent to a modern, well run poultry unit which the owners confirm, does not adversely affect the property.

## VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone 01588 638755.

## SERVICES

Mains water and electricity. Private drainage. Wood burner and night storage heating.

NOTE; None of the services or installations have been tested by the Agents.

## COUNCIL TAX

Powys County Council - Band F.

## ANTI MONEY LAUNDERING REGULATIONS (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your co-operation.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



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