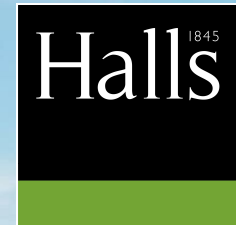


FOR SALE

The Armoury, Kerry Street, Montgomery, Powys, SY15 6PG



Approximate Area = 2531 sq ft / 235.1 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). © nchecon 2025. Produced for Halls. REF: 1329643

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial



FOR SALE

Offers in the region of £365,000

The Armoury, Kerry Street, Montgomery, Powys, SY15 6PG

Situated in the centre of Montgomery, this substantial six bedroom character townhouse is situated in a great location and was built around 1750. The accommodation comprises of an entrance hall, utility, kitchen/diner, large lounge with stove, landing, three bedrooms and bathroom, landing, two further bedrooms, large principal bedroom with vaulted ceiling and exposed beams and ensuite four piece bathroom. Original features include exposed wall timbers, original 18th Century oak floorboards throughout the first floor, sash windows and 19th Century staircase. The Armoury has a rich history, starting as the town's Assembly Rooms and then became an armoury and training base before World War I for local Military units. In the 1930s and during World War II it was used by the Home Guard. Later, it served the community for brass band practices, Brownie meetings, and as a postal sorting office and then in the 1980s it was converted into a home. The property has an air source heat pump fitted. This property is offered for sale with no onward chain.




hallsgb.com


01938 555552



1 Reception Room/s



6 Bedroom/s



2 Bath/Shower Room/s



- Substantial six-bedroom character townhouse
- Built around 1750
- Spacious accommodation throughout
- Original features including exposed wall timbers, sash windows and 19th Century staircase
- The property benefits from air source heat pump installation
- Offered for sale with no onward chain

Timber entrance door with stained glass panels leading into

Entrance Hall
Stairs to landing, stairs to kitchen, period radiator, under stairs storage cupboard, exposed wall timbers.

Store Room
Plumbing and space for washing machine, frosted window to rear elevation, exposed wall timbers (formally W.C.).

Kitchen/ Diner
Fitted with a range of wall and base units with laminate work surfaces, electric hob, electric cooker, ceramic twin bowl sink with mixer tap, exposed ceiling beams, plumbing and space for dishwasher, plumbing and space for washing machine, space for fridge freezer, period radiator, windows to both front and rear elevations, recess spotlights, wood laminate floor covering, storage cupboard, door to rear courtyard.

Lounge
Window to front elevation, door to front elevation, woodburning stove, exposed ceiling beams, painted floorboards to part of the room, period radiator.

Landing
Exposed original 18th Century oak floorboards, stairs off, two double glazed windows to rear elevation, period radiator, smoke alarm, three wall light points.

Bathroom
Claw foot roll top bath, low level W.C., pedestal wash hand basin, bidet, walk in shower, period heated towel rail, exposed original 18th Century oak floorboards, tongue and groove panelling to lower half of walls, recess spotlights.

Bedroom Five
Window to front elevation, exposed original 18th Century oak floorboards, radiator.

Bedroom Four
Window to front elevation, exposed original 18th Century oak floorboards, radiator.

Bedroom Two
Step down from landing, window to front elevation, exposed original 18th Century oak floorboards, period radiator, exposed ceiling beams, shelved storage cupboard.

Landing
Double glazed roof light, double glazed window to rear elevation, exposed floorboards, radiator, exposed roof trusses and ceiling beams, window to front elevation, exposed ceiling beams, exposed brickwork and wall timbers to one wall, radiator.

Bedroom Three
Window to front elevation, exposed floorboards, roof trusses, period radiator.

Bedroom Six
Window to front elevation, exposed floorboards, radiator.

Prinicpal Bedroom
Vaulted ceiling, exposed A-frames and ceiling beams, exposed floorboards, double glazed roof light, two double glazed windows to front elevation, two radiators.

Ensuite
Feature bath with central mixer tap and shower attachment, walk in corner shower, low level W.C., pedestal wash hand basin, window to front elevation, exposed ceiling beams, heated towel rail, part tiled walls.

Externally
To the rear of the property is a courtyard where the air source heat pump is located. The current owner of The Armoury has easement rights to use the rear yard and equal terms at Compton House. There is a gated right of way to the rear of the neighbouring property and out onto Kerry Street providing rear access.

Agents Notes
The property is Grade II listed and is set in a conservation area. The property is offered for sale with no onward chain.

Services
Mains electricity, water, drainage and air source heat pump are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'D'

Directions
Postcode for the property is SY15 6PG

What3Words Reference is live.freezers.falls

Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering 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 cooperation.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com