



OCHOR Y BRYN

HOPE | LEIGHTON | SY₂₁ 8HF





OCHRY BRYN

OCHOR Y BRYN

HOPE | LEIGHTON | SY21 8HF

Welshpool 2.2 miles | Newtown 14.4 miles | Montgomery 7.7. miles | Shrewsbury 19.2 miles | Oswestry 15.4 miles
(all mileages are approximate)

Built in 2006, this unique individually designed family home offers very generous room proportions and exceptionally high quality of finish throughout with multi-generational living potential.

Underfloor central heating
Oak flooring and doors throughout
Situated in a plot of 1 acre
Substantial double garage offering multi generational living potential
Lovely rural setting with only a short drive from local amenities



Welshpool Office

14 Broad Street, Welshpool, Powys,
SY21 7SD

T: 01938 555552

E: welshpool@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Ochor Y Bryn sits in a generous lawned plot of 1 acre, constructed of locally quarried stone and brick creating a lovely characterful look to the property. The property has a large parking and turning area. Guests are greeted into a simply stunning entrance hall with high ceiling and bespoke oak staircase sweeping off to the first floor. A bi-folding door leads from the hallway into the dining room and again into the lounge creating an impressive entertaining area.

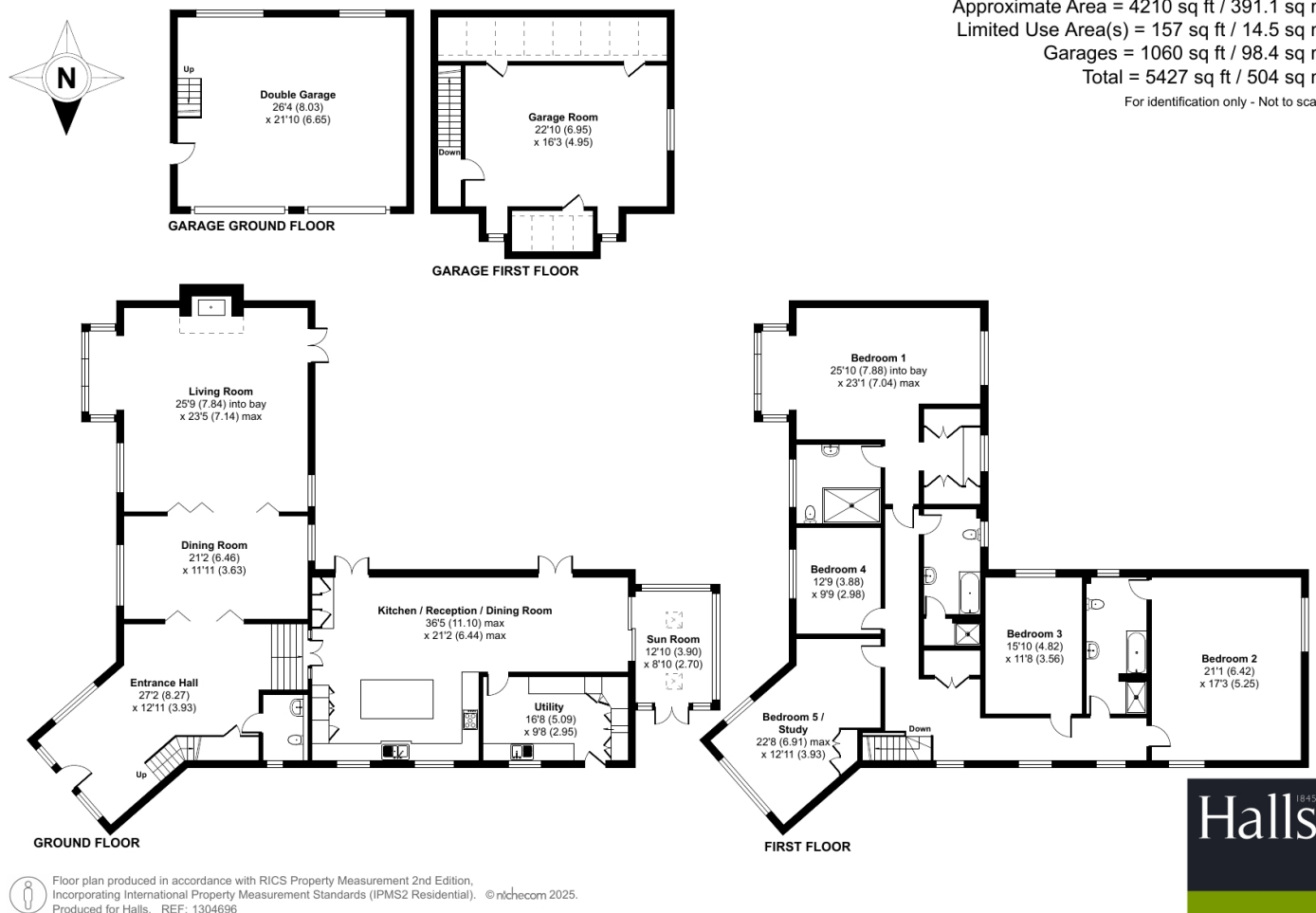
SITUATION

The property sits in a particularly enviable position being only a ten minute drive from Welshpool, a town with a railway station and range of day-to-day amenities including schools, supermarkets, medical facilities and restaurants; with the larger market towns of Newtown and Oswestry both easily accessible.

The towns of Shrewsbury and Wrexham lie within a commutable distance and provide a more comprehensive range of amenities including cultural and artistic attractions.

PROPERTY

The property provides principal access into an impressive entrance hall with oak stairs rising to the first floor, W.C., bi-folding door leading into the dining room and on into the lounge again with impressive ceiling height, multi fuel stove and box bay window to walk into to soak up the views. Oak steps lead up from the hall into the kitchen / breakfast/ family room that is well appointed with oak fronted units and granite work surfaces and glass doors opening out to the garden. The kitchen area opens to a family area for day to day use and onto a recently added sun room to enjoy the peaceful surroundings. The connected utility room offers plenty of storage and has a door providing access to the double garage.



Upstairs is a large landing and corridor leading to the principle bedroom with ensuite shower room and walk in dressing room, four piece well appointed bathroom and bedroom four. A second corridor provides access to two further very generous bedrooms, one having a Jack and Jill four piece bathroom. The study/ bedroom five offers a lovely picture window looking across the surrounding farmland. The upstairs level of this property provides flexible living accommodation.



GARDENS

Ochor Y Bryn sits in a generous 1 acre plot that is accessed from a council owned country lane over a small bridge leading onto a large parking and turning area. There is a stream running along one boundary and with hedge surround. To the rear, the property has a large paved entertaining area and a variety of fruit trees. The plot has been designed with ease of maintenance in mind.

GARAGE / WORKSHOP

To the side of the property sits a large detached twin garage with large entrance canopy to the front. The garage has power, light and water offering the potential to create independent multi generational living accommodation (subject to obtaining the relevant planning consent). The garage houses an oil fired Worcester boiler running the under floor heating, stairs lead up to a large open plan room that offers plenty of potential uses for any purchaser. The room has two windows to the front, two double glazed roof lights to the rear and has two radiators.

PRICE

This property is for sale for offers in the region of £850,000 by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electric and oil fired central heating. Drainage is provided to a private system. None of these services have been tested by Halls.

EPC

Current: 74

Potential: 75

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH
Telephone: 01938 553001
Council Tax Band – G

DIRECTIONS

Postcode for the property is SY21 8HF
What3Words: teardrop.jetted.rewriting

ANTI MONEY LAUNDERING

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.



VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

WEBSITES

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

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



