



THE OLD BARN

HYSSINGTON | MONTGOMERY | SY15 6AT





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Welshpool 13.0 miles | Newtown 14.3 miles | Shrewsbury 19.7 miles | Ludlow 22.7 miles | Oswestry 27.6 miles
(all mileages are approximate)

A FOUR BEDROOM BARN CONVERSION OFFERING MUTLI
GENERATIONAL LIVING POTENTIAL SITUATED IN THE QUIET AND
PICTURESQUE HAMLET OF HYSSINGTON

Converted in 1990
Retaining many character features
Landscaped and well stocked garden
Double garage, workshop, carport, shed, greenhouse and summerhouse
Delightful rural location



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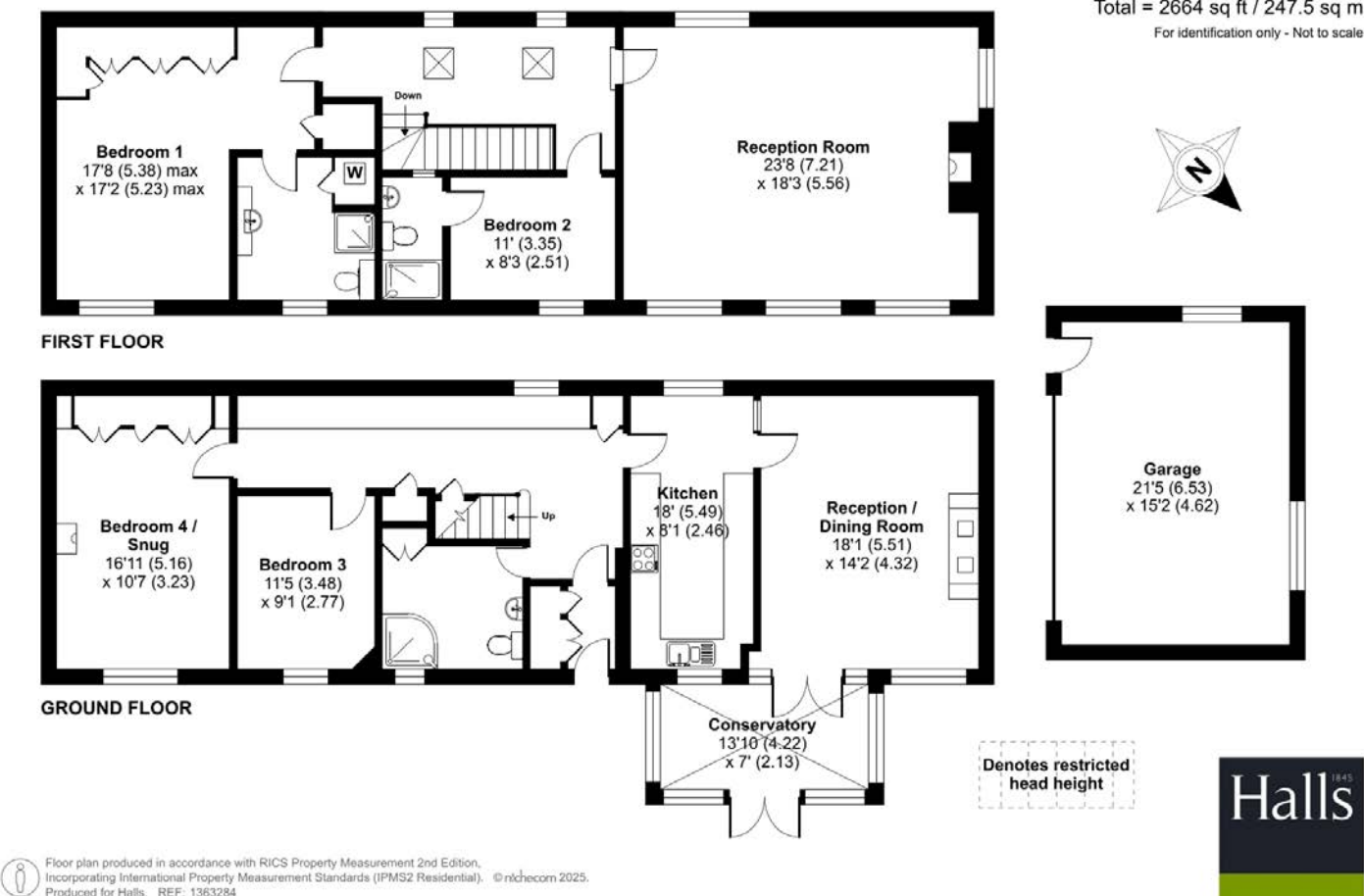
Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Located within a designated conservation area in the charming village of Hyssington, this beautifully converted stone barn offers a rare opportunity to acquire a characterful home of distinction. Believed to date from around 1790 and sympathetically converted in 1990, the property seamlessly blends original period features with the comfort and practicality of modern family living. Set amidst rolling countryside and within easy reach of Shrewsbury, it enjoys both a tranquil rural setting and convenient access to a thriving county town.

The well-presented accommodation is rich in character, with charming period details including exposed wall timbers to the first floor and striking A-frame beams in the vaulted first-floor lounge. The property is approached via a gated entrance and enjoys ownership of the gravelled driveway to the side, where a carport and timber shed are located. Please note, neighbouring properties to the rear benefit from a right of access over this area. A spacious tarmac parking and turning area lies to the front, leading to a large garage with an electrically operated up-and-over door. An entrance canopy shelters the traditional stable-style front door, providing a warm and inviting welcome to this distinctive home.

The entrance porch provides ample space for coats and boots, with a glazed door opening into a welcoming reception hall. Here, parquet herringbone flooring adds warmth and texture, complimented by a turned staircase rising to the first floor. An oriel window to the front elevation adds architectural interest, while a discreet cupboard houses the Firebird oil-fired boiler. The principal living space was originally designed as a large open-plan lounge/dining room, though a stud wall has since been introduced to create a separate kitchen—this could easily be removed to reintroduce open-plan living, if preferred. The kitchen is well-equipped with integrated appliances including a fridge/freezer, dishwasher, electric oven and microwave, enhanced by under-unit lighting. The adjoining lounge/dining room exudes character, featuring exposed stonework -



an inglenook fireplace housing an oil-fired range cooker and a beamed ceiling. French doors open into the conservatory, which enjoys an outlook over the beautifully stocked garden. The ground floor accommodation offers excellent versatility, ideal for multi-generational living or those seeking flexible work-from-home space. The bathroom is fitted with a corner Jacuzzi bath, providing a touch of luxury.

One of the bedrooms features an exposed ceiling beam adding to the property's character. A further bedroom on this level, currently used as a snug, offers a peaceful retreat centred around a gas-fired stove and complemented by built-in storage cupboards and display shelving, creating a warm and inviting space for relaxation or entertaining. Continued...



The galleried landing is a striking feature of the home with a vaulted ceiling, exposed wall timbers and ceiling beams, creating a wonderful sense of space and character. The first-floor sitting room continues this theme, showcasing exposed A-frame beams, a vaulted ceiling and an exposed stone wall with an inset wood-burning stove—an atmospheric focal point. Three picture windows flood the room with natural light and offer peaceful views over the gardens with window seats perfectly placed to enjoy the tranquil surroundings. The principal bedroom suite is superbly appointed, offering an extensive range of built-in wardrobes and a generous ensuite shower room. A second double bedroom also benefits from its own ensuite featuring a walk-in double shower.

EXTERNALLY

The beautifully stocked gardens are a true highlight of the property, thoughtfully landscaped to provide a variety of spaces for both relaxation and productivity. A feature pond creates a tranquil focal point, while a workshop, shed and summerhouse offer excellent versatility for hobbies or storage. A well-established kitchen garden is complemented by composting bins and a selection of mature fruit trees, making this an ideal setting for those with a passion for outdoor living and self-sufficiency.

METHOD OF SALE

The property is offered for sale at £600,000 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, electricity and oil fired central heating. Drainage is provided to a private system. The property also benefits from Fibre broadband. None of these services have been tested by Halls.

LOCAL AUTHORITY

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

DIRECTIONS

Postcode for the property is: SY15 6AT
What3Words Reference: honey.shuttle.spouse

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.



VIEWINGS

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

WEBSITES

Please note all of our properties can be viewed on the following websites:

www.hallsgb.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.



