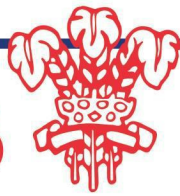


# EVANS



# BROS.

QUALIFIED ESTATE AGENTS, VALUERS & AUCTIONEERS

Established in 1895

[www.evansbros.co.uk](http://www.evansbros.co.uk)

 OnTheMarket.com

1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: [aberaeron@evansbros.co.uk](mailto:aberaeron@evansbros.co.uk)



**Cubbulch Hyssington, Montgomery, Powys, SY15 6EQ**

**Guide Price £450,000**

Looking for a renovation opportunity with fantastic views in the Welsh Borders then this is it !!

An exciting opportunity of acquiring an off-grid former dwelling & barn set in 22.7 acres of land in a superb position with unspoilt far reaching views. A perfect opportunity for those looking to get away from it all & enjoy the open air in a beautiful countryside setting having panoramic views. The property is completely off-grid with spring water available, mains water available nearby.

## Location



The property is superbly located in rural surroundings with access off of a unmade lane, just to the North of Hyssington village near Montgomery in the Welsh borders . The property enjoys stunning views over the surrounding countryside & is in a most serene spot.

In a popular locality in the Welsh Borders not far from Offa's Dyke, some 3 miles from Bishop's Castle and Churchstoke and some 7 miles from Montgomery, 13 miles east of Newtown.

## Description



A rare opportunity of acquiring a former dwelling, barn & hayshed set in approx 22.7 acres of land in a lovely elevated spot enjoying far reaching views & a serene setting. The property is accessed via an unmade lane & is surrounded by grazing land with no near neighbours.

## Former Dwelling



Sadly deteriorated but with significant potential subject to any reinstating planning consents, we understand there has been a positive response to a pre planning application for residential planning.

## Barn



Again sadly deteriorated but conveniently positioned next to the former dwelling, of part stone, part corrugated iron construction.

## Further Hayshed



A useful storage space set within close proximity to the main former dwelling & barn.

## The Land



Extending to approx 22.7 acres of grazing land in all divided into good sized fields rising upto a plateau with 360 degree views. with spring water available.

## Views



## Views



## Planning Consent



A pre planning application has been submitted to the local planning authority Powys County Council and the following conclusion was provided

"Having carefully considered the proposed development it is considered that the principle of development for the renovation of an abandoned dwelling is likely to be acceptable subject to criterions 2 and 3 of policy H8 as outlined above being evidenced with supporting information. . No proposed design has been submitted at this time and therefore a full assessment of the design will be undertaken as part of the determination of any future planning application"

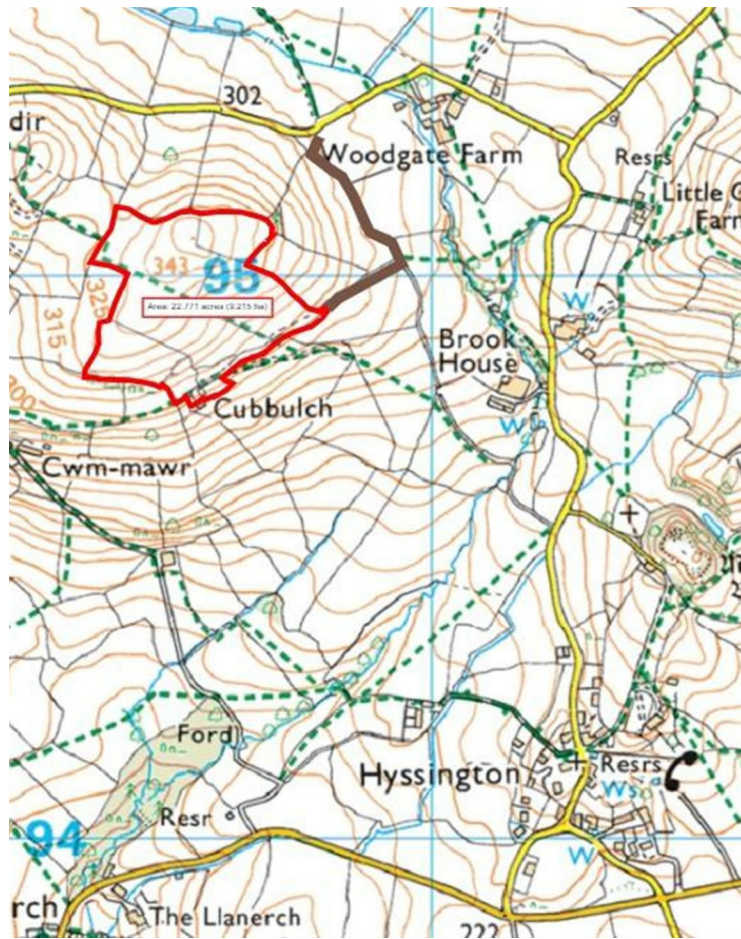
The full report is available to interested parties.

## Services



We are informed there is spring water available, mains water available nearby( subject to connection regulations) , there is no electricity to the former dwelling, off grid opportunity. Historically there has been a telephone connected to the property

## Directions

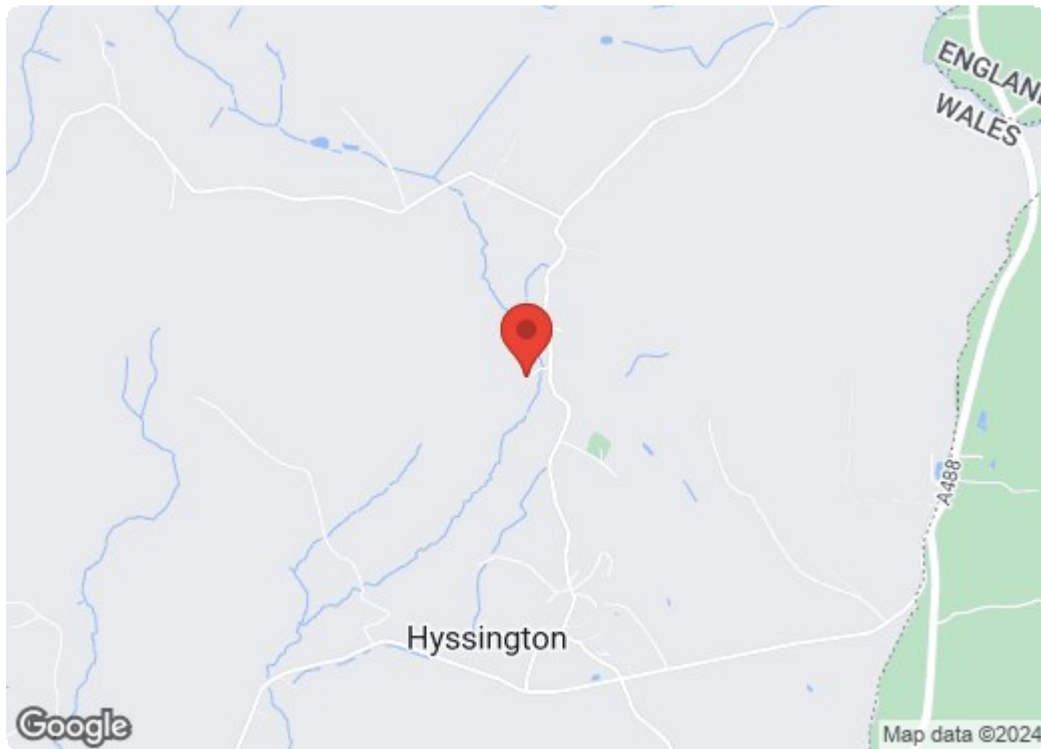
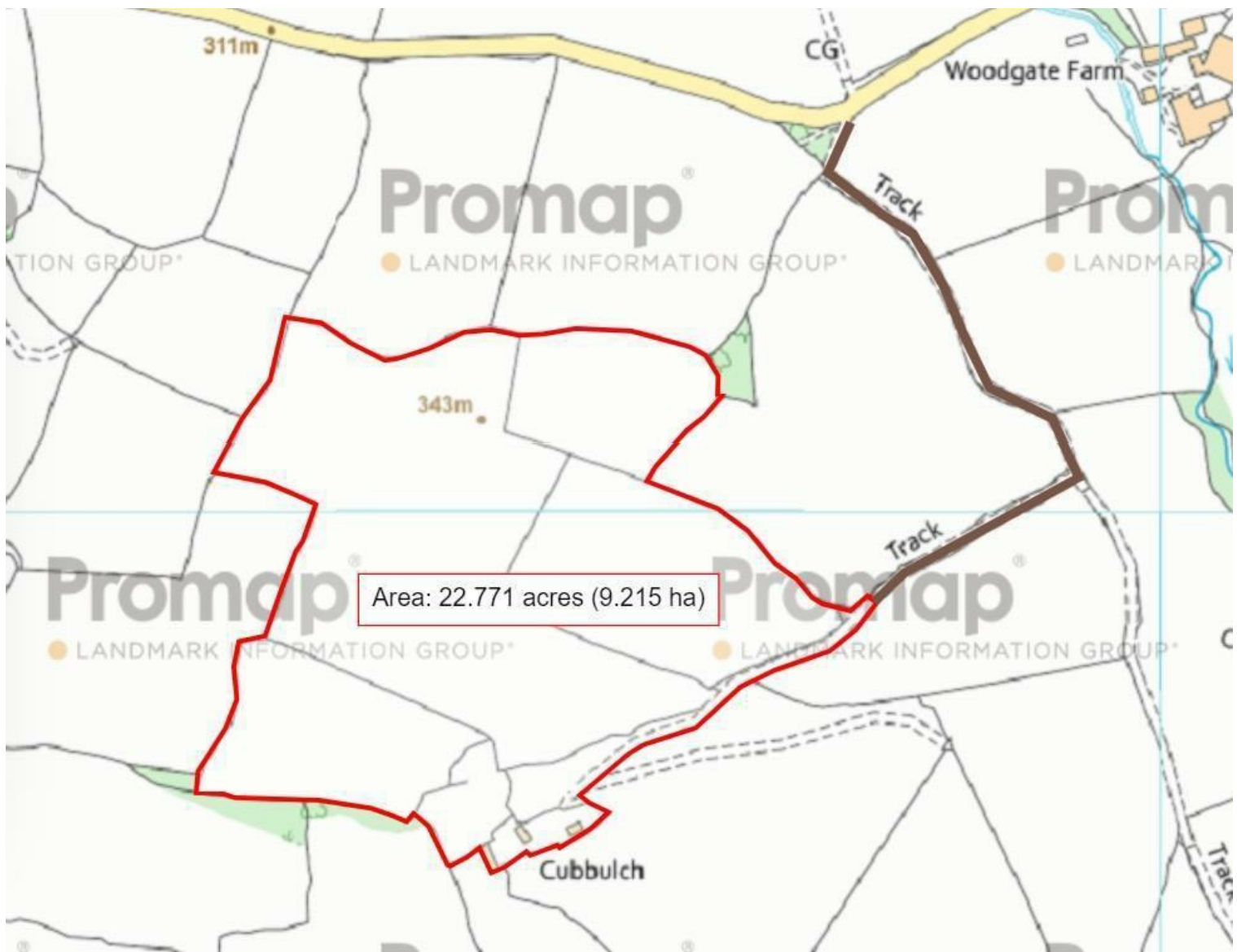


Approximate What3Words location: dissolve.organist.rice

From Churchstoke take the A489 east towards Bishops Castle, take the left hand turning towards Hyssington, take the next left hand turning up through Hyssington, bear left & continue on this road for approx 1 mile, the entrance to the property is through Brookhouse Farm which can be seen in an elevated position set back from road on your left.

## Viewing

Strictly by appointment



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC



**39 HIGH STREET, LAMPETER, CEREDIGION, SA48 7BB**  
**Tel: (01570) 422395**

**MART OFFICE, LLANYBYDDER, CARMARTHENSHIRE, SA40 9UE**  
**Tel: (01570) 480444**

**5 NOTT SQUARE, CARMARTHEN, CARMARTHENSHIRE, SA31 1PG**  
**Tel: (01267) 236611**