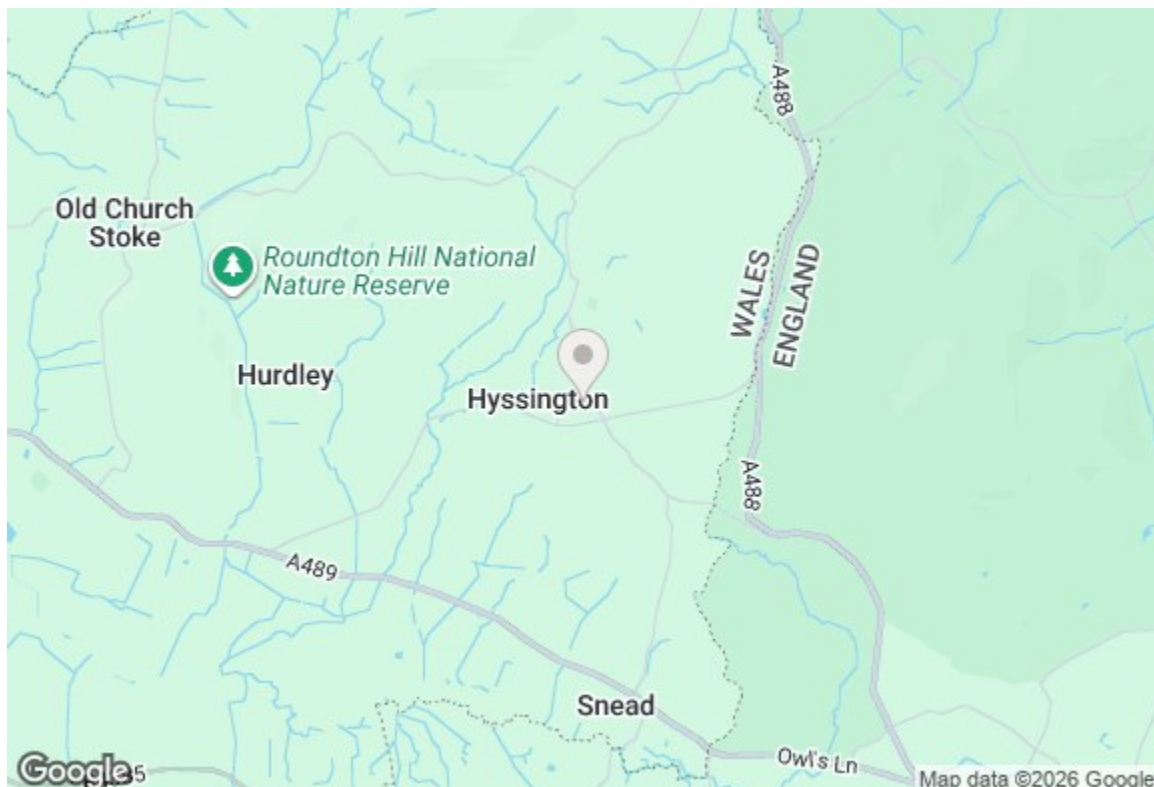


TO LET

The Duck House, Hyssington Farm, Hyssington, Montgomery, SY15 6AT



TO LET

£1,500 PCM

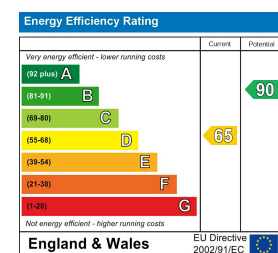
The Duck House, Hyssington Farm, Hyssington, Montgomery, SY15 6AT

The Duck House is a charming four-bedroom barn conversion set in a peaceful rural position within the quiet village of Hyssington, surrounded by open countryside and shared with just two neighbouring properties. Full of character and original features, the property offers spacious and versatile accommodation with the added comfort of oil-fired central heating, double glazing, and a cosy log burner to the lounge. Externally, the property benefits from a front garden, a double car port, and access to a beautiful elevated woodland area, perfect for enjoying the natural surroundings. Further features include an integrated vacuum system and part-furnished accommodation. Pets may be considered. Strictly no smokers.

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,

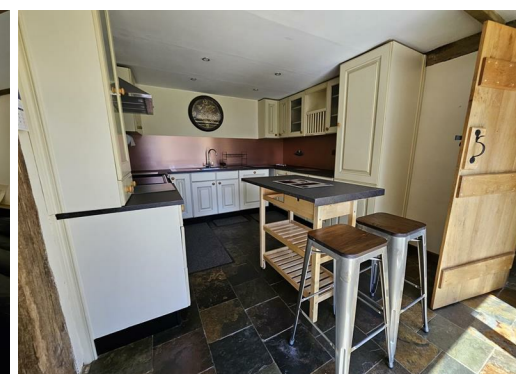
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Lettings
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpoollettings@halls.gb.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.



0 Reception Room/s



4 Bedroom/s



0 Bath/Shower Room/s



- Charming four-bedroom barn conversion full of character
- Peaceful rural setting in the village of Hyssington
- Spacious open plan living/dining room with log burner
- Front garden and elevated woodland seating area to the rear
- Double car port providing parking for two vehicles
- Part furnished accommodation with pets considered

Service

Mains electricity and water are connected at the property. Oil central heating. Private Drainage (Septic Tank) . None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG. Tel: 01597 827463 (The property is in band 'F'.

Viewings

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

Directions

Postcode for the property is SY15 6AT.

What3Words Reference is: shelf.suspended.cornering

Accommodation

Accommodation briefly comprises: open plan living/dining room with feature log burner, kitchen, utility room and ground floor shower room. Stairs from the utility room lead to two bedrooms and a family bathroom, whilst a separate staircase from the living room leads to the principal bedroom, a further bedroom and an additional family bath/shower room.

Externally, the property benefits from a useful shed, front garden, double car port providing parking for two vehicles, and a charming woodland seating area to the rear enjoying the peaceful surrounding countryside (accessed from the first floor of the property).

Rental Terms

Rent: £1500 per calendar month.

Deposit: £1730.00

Minimum 6 month tenancy.

First month's rent and deposit payable in advance.