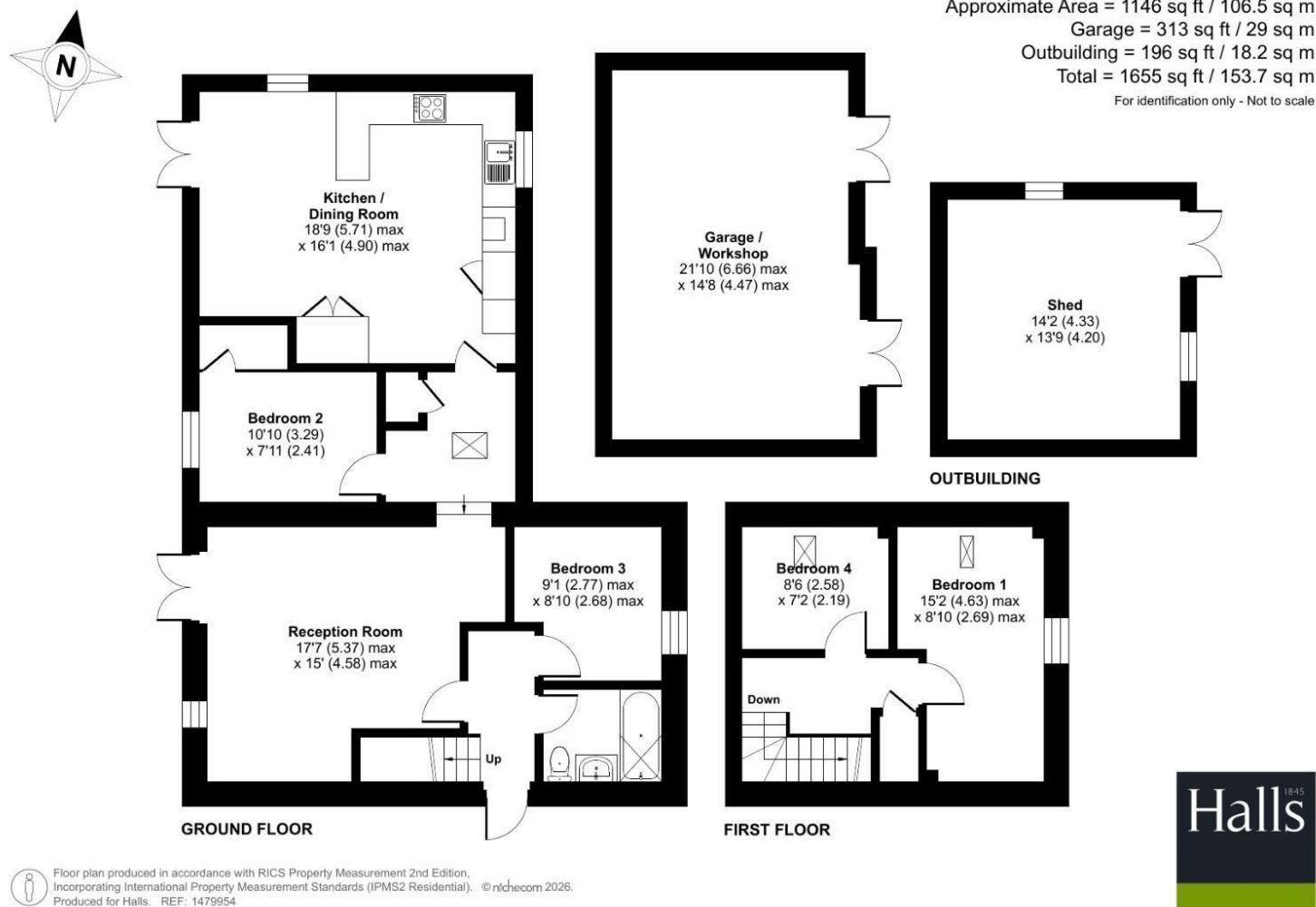


FOR SALE

The Stable, Pultheley Farm Hyssington, Montgomery, SY15 6AX



FOR SALE

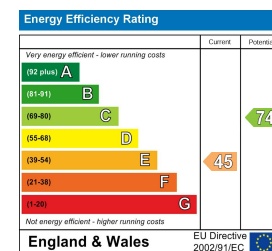
Offers in the region of £450,000

The Stable, Pultheley Farm Hyssington, Montgomery, SY15 6AX

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



This four bedroom semi-detached barn conversion is located a short drive from the village of Hyssington offers a wealth of character features including exposed ceiling beams and wall timbers. The accommodation comprises entrance hall with stairs leading up to a galleried landing overlooking the lounge, bathroom, bedroom, lounge with vaulted ceiling and wood burning stove, rear hallway, bedroom, refitted open plan kitchen/dining /living room with French doors to the rear, landing, two further bedrooms. The property sits in a beautiful plot of around 2 acres with paddock of 1.38 acres, pond, twin garage, large shed, wood store and fantastic views to enjoy.



01938 555552

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



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1 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Four-bedroom semi-detached barn conversion
- Refitted open-plan kitchen, dining room
- Set within approximately 2 acres of grounds
- Includes a 1.38-acre paddock
- Located within easy reach of Shrewsbury, Welshpool, and Ludlow

SITUATION

Located a short distance from the village of Hyssington, with Corndon Hill overlooking the landscape to the north. This property is set in an amiable and appealing landscape of long-standing fields bounded by old hedge trees and a few dilapidated walls. Adjacent to the Church of St. Ethelreda, and overlooking the historic settlement, are the earthwork remains of Hyssington's medieval motte & bailey castle.

Hyssington is located 25 minute drive from Shrewsbury, Ludlow and Welshpool

ACCOMODATION

The property is approached via a timber entrance door that leads into the entrance hall where there is a turned staircase off leading to a galleried landing overlooking the lounge.

The bathroom is fitted with a modern white suite comprising bath with shower over and screen, wash hand basin set on vanity unit, LLWC, part tiled walls, wood laminate flooring, extractor fan and recessed spotlights

Bedroom two has wood laminate flooring, exposed ceiling beams and window to the front elevation

The lounge is a beautiful part vaulted room with painted stonework to two walls, exposed ceiling beams, Parkray wood burning stove set on slate hearth, under stairs storage cupboard, French doors overlook the rear garden, pond and paddock beyond.

The rear hallway roof light and storage cupboard and doors leading the kitchen/diner and bedroom one.

Bedroom one has exposed ceiling beams and wall timbers, loft access, painted stonework to one wall and shelved storage cupboard, window to the rear elevation.

The kitchen/diner is a triple aspect, bright room, with a pleasant dining/living area with exposed ceiling beams and A frames. The kitchen has been refitted with a modern range of wall and base units with composite laminate work surfaces, inset 1 1/2 bowl sink drainer unit, mixer tap, integrated dishwasher, fridge/freezer, electric hob, oven and extractor canopy, plumbing and space for a washing machine, pantry cupboard, There are French doors to the rear overlooking the lawned garden, pond and paddock beyond.

The galleried landing has a shelved linen cupboard and overlooks the lounge

There are two further bedrooms one to the front with exposed ceiling beams and roof light and one to the side again with exposed ceiling beams roof light and window to the side elevation.

EXTERNALLY

To the front the property is approached along a private driveway (owned by the neighbour) over which there is a legal right of access, this leads to a generous, gravelled parking and turning area, tap, additional hardstanding, ideal for a caravan or motor home, bin store and courtesy light.

There is gated vehicular entrance to the rear where there is a generous lawned garden with well-established pond with footbridge over to the paddock, vehicular access to the paddock, lawned area, paved patio seating area, twin garage, wood store, further wood store and large shed. The paddock is well fenced and has established trees to one boundry.

SERVICES

Mains electricity, borehole water supply, private drainage and electric heating supply.

None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND
Shropshire Council

The property is in band 'D'

DIRECTIONS

Postcode for the property is SY15 6AX

What3Words Reference is ///following.lamenting.dollar

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 £36 (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.

WEBITES

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