



**TULLOCH
& CARTER**

OCHOR Y BRYN

Leighton, Welshpool, Powys, SY21 8HF



OCHOR Y BRYN



"An exceptional countryside home where incredible views, thoughtful design and outstanding versatility come together to create a truly special setting for modern family life."



Welcome to Ochor Y Bryn

Set within approximately an acre of grounds and surrounded by beautiful countryside, Ochor Y Bryn is a striking individually designed family home offering generous proportions, exceptional quality and incredible flexibility.

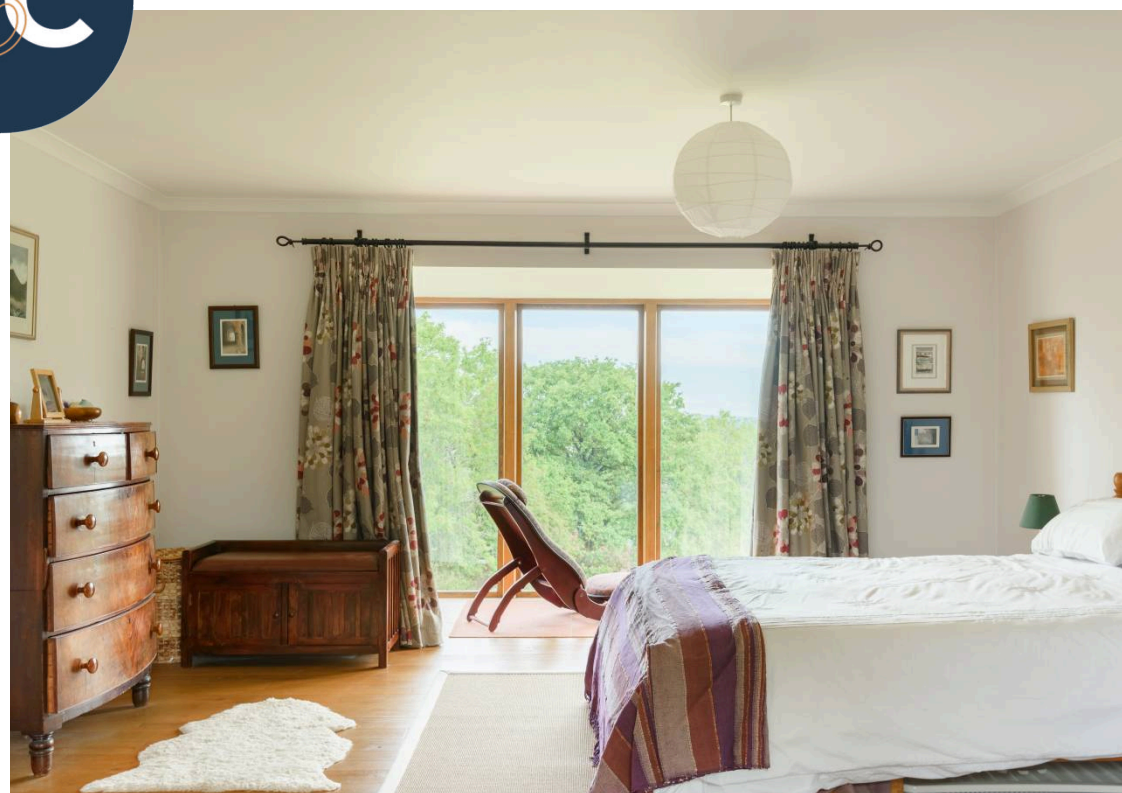
From the moment you arrive, the setting immediately captures your attention, with stunning views extending across the surrounding landscape and creating a constantly changing backdrop throughout the seasons.

The spacious accommodation has been thoughtfully designed for modern family living, with an impressive entrance hall, generous reception spaces and a superb kitchen, breakfast and family room flowing through to a light-filled sun room. The first floor provides four bedrooms, including a principal suite with dressing room and en-suite, together with a study or potential fifth bedroom and two further bathrooms.

Finished to a high standard, with bespoke oak features, underfloor heating and an emphasis on bringing the surrounding landscape into the home, Ochor Y Bryn combines comfort, quality and a wonderful connection with its surroundings.

Outside, the approximately one-acre grounds provide plenty of space for entertaining and enjoying the countryside, while the substantial detached garage, with its large open-plan space above, offers exciting potential for an annexe, gym, studio, hobby space or additional accommodation, subject to the relevant permissions.

Thoughtfully designed to adapt around modern family life, Ochor Y Bryn offers a rare combination of generous living space, beautiful surroundings and exciting potential for the future.







Inside the Home

Stepping inside, the impressive entrance hall immediately provides a sense of the space and quality found throughout the home. A bespoke oak staircase creates a striking focal point, while bi-folding doors connect through to the principal living spaces, creating an excellent flow for both everyday life and entertaining.

The lounge provides a warm and inviting space centred around a multi-fuel stove, with a box bay window framing the beautiful views beyond. Throughout the home, the surrounding landscape remains a constant presence, with carefully positioned windows providing wonderful outlooks from many of the principal rooms.

At the heart of the property is the spacious kitchen, breakfast and family room, finished with oak-fronted units and granite work surfaces and fitted with integrated sink and drainer, Rangemaster oven and fridge freezer. The adjoining family area flows naturally through to the sun room, creating a wonderful space in which to relax and enjoy the peaceful surroundings. Doors open directly to the garden, while the practical utility room provides additional storage and everyday convenience.

The first floor continues to offer generous and versatile accommodation. The principal bedroom benefits from a dressing room and en-suite, while three further spacious bedrooms provide excellent accommodation for family members and guests. A study, or potential fifth bedroom, enjoys another beautiful outlook across the surrounding farmland.

Two further bathrooms, including a family bathroom and Jack-and-Jill bathroom, provide excellent practicality for the additional bedrooms, ensuring the accommodation works particularly well for modern family living.









Gardens and Grounds

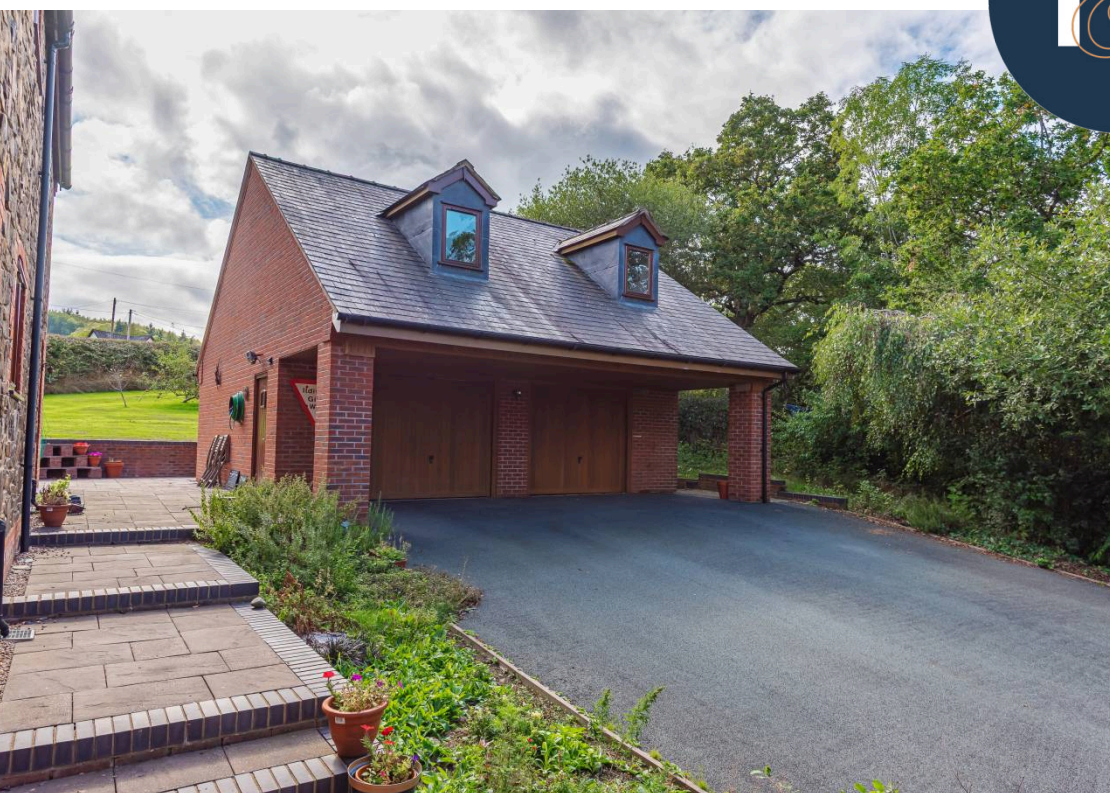
Set within approximately an acre, the gardens provide an exceptional setting in which to enjoy the surrounding countryside. Beautiful views extend in every direction, while a large entertaining area and established fruit trees create a wonderful outdoor environment for relaxing, entertaining and enjoying time with family and friends.

One of the standout features of Ochor Y Bryn is the substantial detached garage, which offers exciting potential beyond its current use. The large open-plan space above could, subject to the relevant permissions, be adapted to provide an annexe for multi-generational living, a home gym, studio or hobby space.

There is also potential to explore connecting the garage to the main house, creating further possibilities for a dedicated workspace or additional accommodation.

With such a generous plot and exceptional flexibility, the outside space offers an exciting opportunity for future owners to adapt and develop the property around their individual lifestyle.







An Insight to Life

We've lived very happily in Ochor y Bryn for 10 years after working lives spent in pressured south-east England. On retirement, we wanted to move to somewhere rural with countryside views, access to hills and days at the seaside, and near to local services that was also close enough for children and old friends to visit. After 18 months of looking and beginning to think we were asking for too much, we found Ochor Y Bryn which ticked all our boxes: good communications, easy access to the Welsh and Shropshire Hills, views, privacy and lots of space to host our growing family. At the time we told ourselves that if we were able to enjoy 10 good years here, we would be very satisfied.

Ochor y Bryn has exceeded our expectations. The views from this house are superb and change with the seasons, the summer sunsets, corvid murmurations in the winter, kites and buzzards wheeling over the house all through the year, and all the other riches of living in unspoilt countryside.

This is a flexible house with plenty of scope to develop the space differently. We've prioritised accommodating our growing family of children and grandchildren and have enjoyed hosting them in various combinations – 6 grandchildren plus their parents, children and partners and other extended family. The grandchildren are all city kids and visiting us over the years has introduced them to rural life, country walks and respect for nature. They have been able to identify wild flowers, go star gazing, visit countless Welsh castles as well as collecting eggs from one of our neighbours. The garden isn't overlooked so sleeping out in a tent is an easy option.

The configuration of the house into 2 wings upstairs provides welcome space and privacy, making hospitality pleasurable. And the design facilitates all styles of entertainment, taking advantage of multiple doors opening onto the large patio area, or indoor options in less clement weather.

This is a beautiful spot with views that change from room to room and throughout the year. Each season has its own attractions, but we are particularly fond of the swallows in the summer, the full moon in winter rising over Long Mountain, the woods turning red and gold in the Autumn.

Now is the time for us to downsize and give someone else the chance to enjoy this unique property. We will leave Ochor Y Bryn with so many good memories.





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Leighton and Beyond

Ochor Y Bryn offers peaceful rural living in a quiet lane, just a couple of minutes from the main road. Situated just outside the popular village of Leighton, the property enjoys a wonderful sense of countryside tranquillity, while remaining close to local amenities including a primary school, village hall and church.

Just a five-minute drive away, Welshpool provides a wide range of amenities, supermarkets, independent shops, cafés and eateries, together with further primary schools and a secondary school. Known as the gateway to Mid Wales, Welshpool is also home to the magnificent Powis Castle, renowned for its impressive architecture, gardens and views across the surrounding countryside.

For those travelling further afield, Shrewsbury is less than 25 minutes away, with Oswestry and Newtown around 30 minutes by car. Chester, Liverpool, Manchester and Birmingham are all within approximately two hours, providing excellent connectivity for work, shopping, leisure and dining.

The surrounding countryside offers an abundance of opportunities to walk, explore and enjoy the changing landscape, with the nearby Offa's Dyke Path providing access to one of the area's most celebrated long-distance walking routes. Across the border, the Shropshire Hills National Landscape offers further opportunities for walking and outdoor pursuits, while the beautiful Welsh coastline, including Aberdyfi, Barmouth and Aberystwyth, can be reached in just over an hour.

Combining an idyllic rural setting with excellent connectivity, Ochor Y Bryn provides a wonderful base from which to enjoy the best of the Welsh countryside without feeling remote.







Information and Services

Offers in the region of £850,000

Services: Mains electricity & water. Private drainage.

Heating: Oil central heating.

Council Tax: Band G.

Local Authority: Powys County Council.

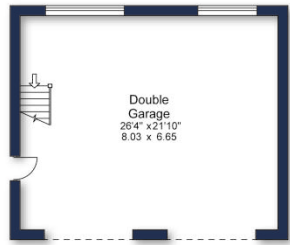
Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk) Ultrafast - 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed).

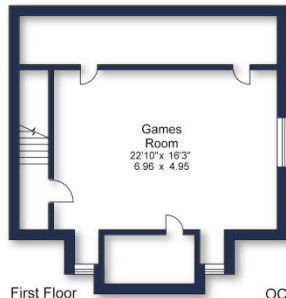
Mobile coverage: Good Outdoor (Information taken from checker.ofcom.org.uk). We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property.

Directions: Using the app What3words type in: [outwards.frocks.ticking](https://www.what3words.com/)

Referral Fees: Tulloch & Carter sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.



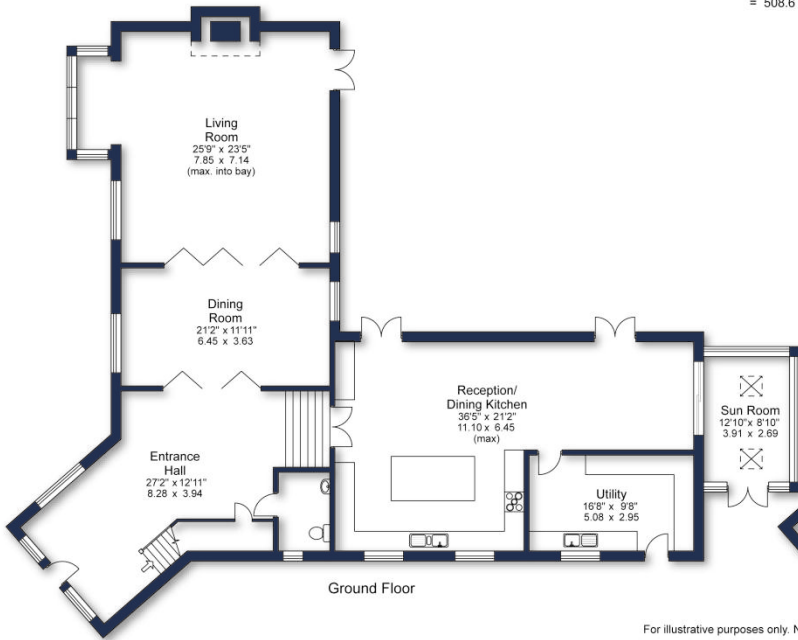
Ground Floor



First Floor

OCHR Y BRYN
LEIGHTON
WELSHPOOL

Approx Gross Floor Area = 5474 Sq. Feet
= 508.6 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TULLOCH & CARTER

B E S P O K E · P E R S O N A L · S E R V I C E

North Wales - Mid Wales - Shropshire - Cheshire - Wirral

Chester Office

4 Chantry Court, Sovereign Way,
Chester, Cheshire,
CH1 4QN

Tel : 01234 567890

Email : property@tullochandcarter.com

London Office

167-169 Great Portland Street,
5th Floor, London,
W1W 5PF

Email : admin@tlo.co.uk