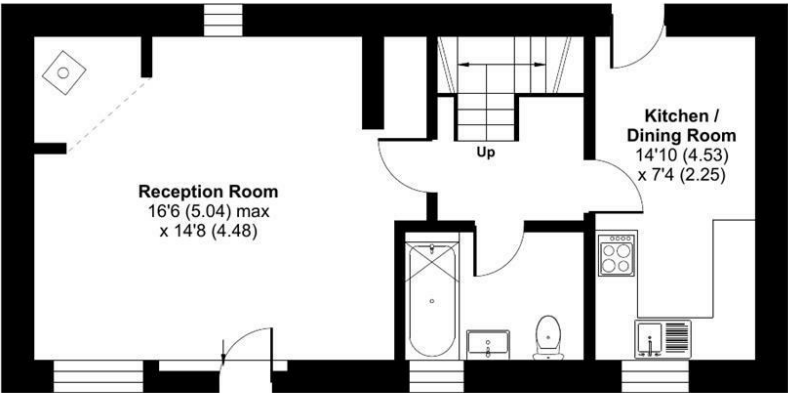


FOR SALE

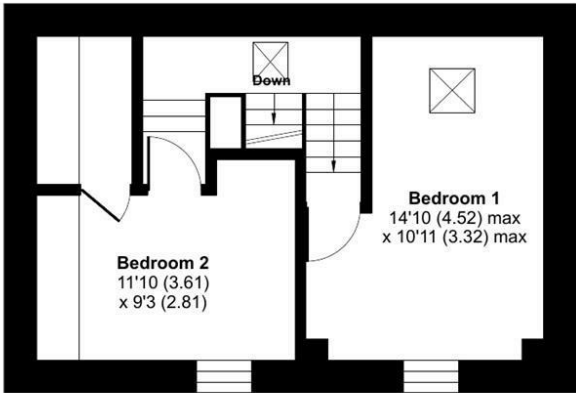
The Granary, Pultheley Farm, Hyssington, Montgomery, Powys, SY15 6AX



Approximate Area = 838 sq ft / 77.8 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1479962



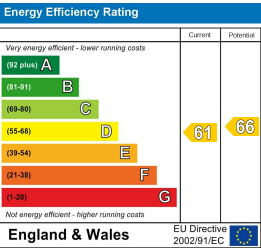
FOR SALE

Offers in the region of £225,000

The Granary, Pultheley Farm, Hyssington, Montgomery, Powys, 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 two bedroom semi-detached barn conversion is located a short drive from the village of Hyssington and offers a wealth of character features, including exposed ceiling beams and wall timbers. Situated on a development of three properties the accommodation has a lovely lounge with vaulted ceiling and wood burning stove, bathroom kitchen/breakfast room with glazed door leading out into the rear garden, split staircase leading up to two double bedrooms. There is gravelled parking to the front and a lawned rear garden with shed.



01938 555552

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

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01938 555552



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Charming two-bedroom semi-detached barn conversion
- Located a short drive away from the village of Hyssington
- Gravelled off-road parking
- Well-maintained rear garden
- Character features

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 entered through a stable door leading into a well proportioned lounge with vaulted ceiling, inset wood burning stove set on a brick hearth with oak mantle piece, the triple aspect room has windows to the front, side and rear elevations.

Inner hallway - with split staircase leading to two double bedrooms

The bathroom is fitted with a white three piece suite having a shower over the bath and wash hand basin set on a vanity unit, part tiled walls, extractor fan and wood laminate flooring.

The kitchen/dining room has a range of wall and base units with laminate work surfaces, Exposed ceiling beams, electric hob and oven, plumbing and space for a washing machine, wood laminate flooring and a panel glazed door leading from the kitchen/diner out into the rear garden.

Landing with exposed ceiling beams and roof light

Master bedroom has exposed wall timbers and ceiling beams, roof light and window to the front elevation.

Bedroom two, also a double room, has exposed ceiling beams and wall timbers, roof light and window to the front elevation.

EXTERNALLY

There is gravelled parking to the front of the property with entrance canopy, gate to side.

To the rear the property has a lawned garden, wood store, shed and rear entrance canopy.

SERVICES

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

None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX ABND

Shropshire Council

The property is in band 'C'

DIRECTIONS

Postcode for the property is SY15 6AX

What3Words Reference is ///desk.digitally.display

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 £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.

WEBSITES

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