



£475,000 Guide Price

Black Hall House, Llandyssil, Montgomery

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Historic Farmhouse
- Self-Sufficient Lifestyle Opportunity with approx. 2.25 acres
- Period Features
- Solar Panels
- Countryside Setting
- Upvc Double Glazing Throughout
- 2 x Inglenook Fireplaces with Log-Burning Stoves

Property Description

Steeped in history and brimming with charm, this captivating 3-bedroom farmhouse offers a seamless blend of period character and modern conveniences. Nestled on the edge of a working farm, it provides your own 2.25-acre haven to embrace a simpler, self-sufficient lifestyle.

Main Particulars

Black Hall House, a charming 3-bedroom farmhouse, offers a unique blend of historic charm and modern comfort. Believed to date back to the 1700s with subsequent additions, the property boasts a rich history whispered by exposed beams and two cosy inglenook fireplaces, each housing a warming log-burning stove. Upvc double glazing ensures year-round comfort and energy efficiency.

Beyond its captivating past, Black Hall House sits on the edge of a working farm, offering approximately 2.25 acres primed for self-sufficiency. Cultivate your own bounty in the expansive vegetable garden and soft fruit orchard, nurture fresh herbs in the polytunnel, and raise chickens for fresh eggs in the dedicated area. Unwind beside the tranquil nature pond, teeming with life, or explore the enchanting coppice, a haven for woodland creatures.

Sustainability is seamlessly integrated at Black Hall House, with solar panels helping to power the home and reducing your carbon footprint. More than just eco-conscious living, Black Hall House empowers you to be financially savvy. Its solar panels not only power your home and reduce your carbon footprint, but also generate income through a feed-in tariff. This means you'll be contributing to a greener future while earning a return on your investment.

This is more than just a property; it's a lifestyle choice for those seeking to reconnect with nature, cultivate their own food, and live in harmony with the environment.

Porch/Boot room | Kitchen | Pantry | Dining room | Lounge | Downstairs WC | Three double bedrooms | Family bathroom | Garage | Workshop | Approx. 2.25 acres

Montgomery 3 miles, Newtown 9 miles, Welshpool 10 miles, Shrewsbury 25 miles

Council Tax Band: G (Powys County Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Boot Room

Unwind from your countryside adventures in this charming entrance porch and boot room. Sunlight streams through the UPVC glazed door, revealing a welcoming space with ample room for storing outdoor gear. A dedicated shoe cupboard keeps muddy boots at bay, while a handy stainless steel sink and drainer lets you wash away the day's dirt. This practical room even boasts plumbing for your washing machine and tumble dryer, ensuring seamless transitions from outdoor pursuits to cosy evenings within.

Kitchen

The heart of this characterful home is the traditional kitchen, where functionality meets rural charm. Take centre stage with a majestic Stanley solid fuel stove, warming

your home, water, and meals all at once. Its exposed brick surround adds a touch of rustic history, while a modern electric oven and LPG gas hob cater to all your culinary needs. Gleaming stainless steel sink and drainer add practicality, while ample storage in sleek grey gloss units keeps everything organized. Large windows frame breath-taking countryside views across the Vale of Montgomery, making every meal a scenic delight.

Dining Room

Nestled between kitchen and lounge, the dining room seamlessly blends warmth and light. A magnificent stone inglenook fireplace takes centre stage, featuring an oak hearth and slate bottom where a log-burning double stove crackles, promising cosy evenings and memorable meals. Overhead, exposed ceiling beams add a touch of rustic charm, while oak flooring stretches seamlessly to the lounge, creating a harmonious flow. Large windows to the front and rear bathe the room in natural light, offering breath-taking views and making every meal a scenic delight. Whether intimate gatherings or lively celebrations, this dining room fosters connection and creates lasting memories.

Lounge

Unwind in the welcoming embrace of the lounge. A brick and stone inglenook fireplace adorned with a modern Clearview log burner is a captivating focal point. Sunlight floods the room through UPVC windows showcasing captivating countryside views from both the front and side aspects. Exposed beams add a touch of character, whispering tales of the home's history. Ascend the staircase through the inviting doorway, and let the next chapter unfold.

Bathroom

The family bathroom offers practical functionality. A classic white panelled bath beckons with the promise of indulgent soaks, while a spacious shower cubicle provides a refreshing start to any day. A traditional hand-wash basin and WC ensure comfort and convenience for all members of the household. Discreetly housed within the airing cupboard, a water tank maintains the home's essential flow.

Bedroom 1

This master bedroom exudes a sense of serene elegance, perfect for unwinding and recharging. A built-in wardrobe with ample hanging space and shelving keeps your belongings organised and readily accessible. Overhead, a large exposed ceiling beam adds a touch of rustic character to the room's refined atmosphere. Plush fitted carpet provides warmth and comfort underfoot, while the generous space effortlessly accommodates a double bed. A discreet loft hatch offers additional storage, while a window to the front overlooks the tranquil garden, bathing the room in natural light and framing a picturesque vista.

Bedroom 2

A well-proportioned bedroom caters comfortably to a double bed. Natural light streams through the window to the front, featuring a deep tiled windowsill ideal for displaying personal treasures. Plush fitted carpet ensures warmth underfoot, while the double fitted wardrobe provides ample storage for all your essentials.

Bedroom 3

This double bedroom overlooks the rear of the property, offering a unique window into rural life. Gaze out at the farmyard and cattle barn from the comfort of your bed, immersing yourself in the tranquil countryside atmosphere. Plush fitted carpet whilst ample space comfortably accommodates a double bed.

Outside

Step outside and into a haven of rural tranquillity. A grand driveway welcomes you, offering ample parking for four vehicles, while wooden gates securely enclose the expansive grounds. A collection of outbuildings caters to various needs: a detached double garage provides secure parking, alongside a workshop for tinkering and creativity. A kennel ensures your furry companions are well-housed, while a log store keeps your winter fires fuelled.

This expansive exterior offers an abundance of opportunities for leisure, recreation, and connection with nature, making it a truly unique and captivating haven for those seeking a rural escape.

Garden

Unfolding before you is a majestic 2.25-acre garden, a tapestry of verdant delights. A sprawling lawn invites playful afternoons, while a dedicated vegetable garden promises homegrown bounty. A polytunnel and greenhouse nurture tender seedlings and exotic delights, while a soft fruit orchard overflows with apple, pear, plum, raspberry, gooseberry, walnut, blackberry, redcurrant, blackcurrant, and strawberry varieties - a veritable paradise for the discerning palate.

A dedicated chicken enclosure caters to feathered friends, while a nature pond with a tranquil bench provides a haven for quiet reflection, framed by breath-taking hillside countryside views. As you ascend the garden, a grassed paddock offers space for further exploration, and beyond, a coppice whispers secrets of the natural world.

Directions

What3words

divide.firepower.fish

Services

Mains electricity, private water via borehole, private drainage, solar panels, solid fuel Stanley stove. Upvc throughout.

Fixtures & Fittings

Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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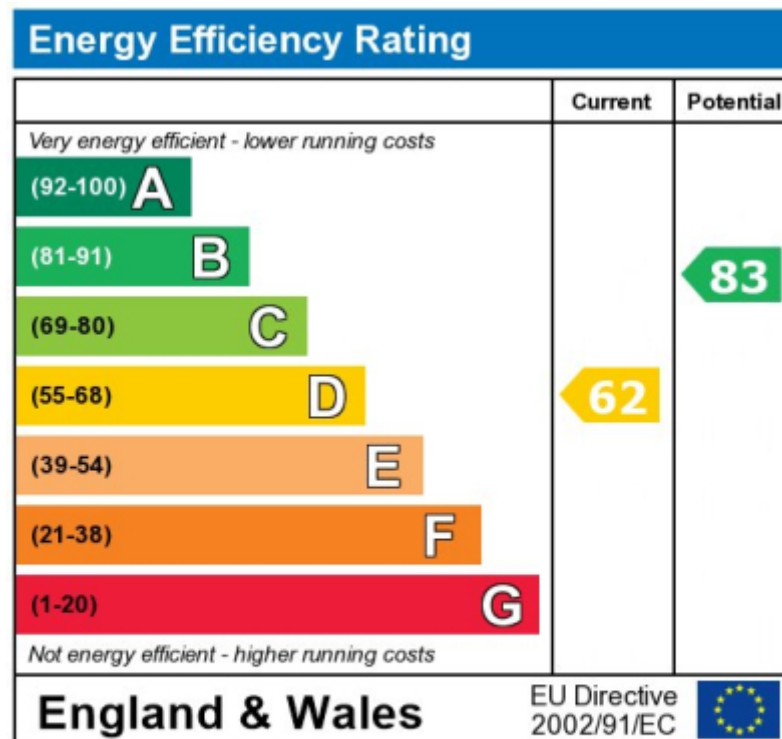
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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