



£500,000 Guide Price

Ael Y Bryn, Hyssington, Montgomery

Bungalow | 4 Bedrooms | 2 Bathrooms

01743 213 511

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# Step Inside

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## Key Features

- No Onward Chain
- Panoramic Elevated Countryside Views
- Generous 4-Bedroom Detached Bungalow
- Quarter-Acre Paddock with Approved Planning Permission
- Private & Tranquil Location
- Extensive Outdoor Space & Garaging

## Property Description

Nestled in the highly desirable hamlet of Hyssington, Ael Y Bryn is a substantial detached bungalow offering panoramic elevated views of rolling countryside hills. This executive property boasts a serene and private setting, set back from a private track, ensuring ultimate tranquillity.

## Main Particulars

Nestled in the highly desirable hamlet of Hyssington, Ael Y Bryn is a truly exceptional, large detached bungalow offering panoramic elevated views of rolling countryside hills. This executive property boasts an impressive plot, set back from a private track, ensuring privacy and tranquility.

The welcoming hallway provides a natural flow throughout the home, leading to three of the four bedrooms, the kitchen, bathroom, and lounge. The spacious lounge seamlessly connects to a breakfast room, where stunning views of the surrounding countryside create a picturesque backdrop. Sliding doors from here open directly onto the front garden.

The heart of the home is the impressive kitchen dining area, featuring elegant granite worksurfaces and traditional timber storage cupboards. It comes fully equipped with an integrated dishwasher, electric double oven and hob, extractor fan, and fridge. Adjacent to the kitchen is a handy utility room, offering space and plumbing for a washing machine, a sink, ample storage for coats and shoes, and easy access to the rear of the property, garage, and workshop.

Ael Y Bryn offers four spacious and light double bedrooms. One benefits from an en-suite shower room, while another is complemented by built-in storage, including a wardrobe.

Entrance hall | Lounge | Breakfast room | Kitchen/dining | Utility | Bathroom | Four double bedrooms | Ensuite | Garage

Churchstoke 3 miles, Bishops Castle 5 miles, Montgomery 7 miles, Welshpool 15 miles

Council Tax Band: F (Powys County Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Septic Tank

## Outdoor Paradise

The bungalow sits on an impressive plot with a tarmacadam driveway at both the front and rear. Lawns stretch across the front, bordered by mature hedging that surrounds the boundary. To the rear, mature shrubs provide additional privacy, height, and interest, along with a well-stocked stone-built border. A detached brick-built garage with a storage shed and workshop completes the rear.

Adding to the appeal of Ael Y Bryn is an approximate quarter-acre paddock to the side of the bungalow. This significant addition comes with approved planning permission (20/2071/RES, granted 30th March 2021) for the erection of a 3/4 bedroom house, garage, vehicular access, and installation of a sewage treatment plant. Furthermore, a Certificate of Lawful Use (22/2166/CLP, granted 16th February 2023) confirms that commencement of the development has been made with the completion and construction of the access bellmouth, access gates, and fencing.

#### **Location**

Hyssington boasts a strong sense of community, with the village hall serving as a vibrant hub for regular social events. Residents enjoy monthly Saturday morning coffee and cake gatherings, weekly table tennis sessions, quarterly food nights, and the added peace of mind of registered first aiders within the village.

Local amenities are conveniently located in the nearby village of Churchstoke, which offers a large Co-op supermarket, Post Office, petrol station, and two public houses. Further afield, the charming market towns of Montgomery and Bishops Castle provide additional services and attractions.

#### **Services**

Ael Y Bryn benefits from double glazing throughout and an oil-fired central heating system. The property is connected to mains water and mains electricity, with private drainage in place.

#### **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.

#### **Referral Fee Disclaimer**

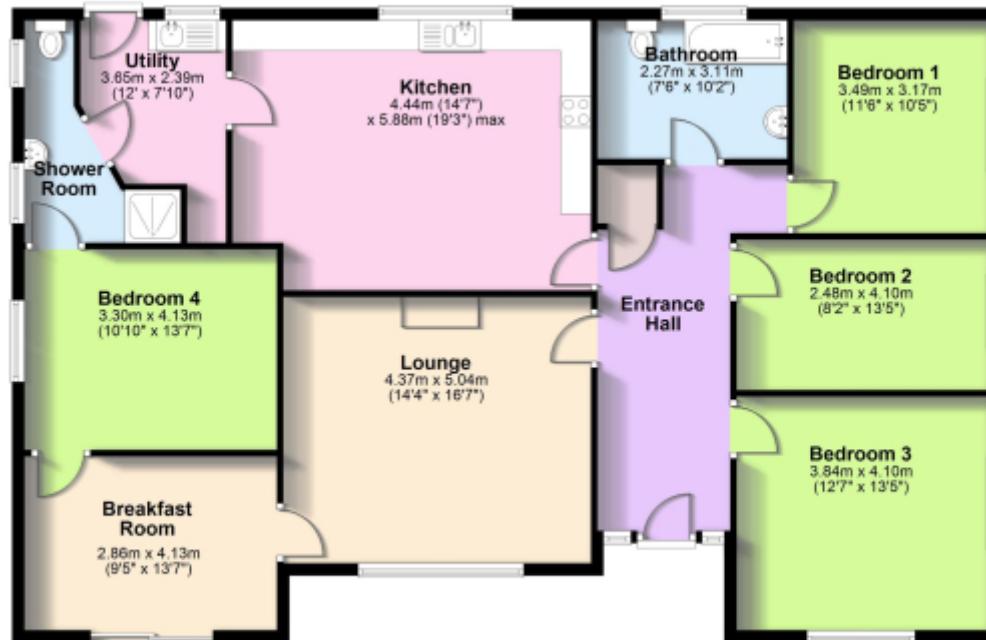
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**Ground Floor**  
Approx. 148.2 sq. metres (1595.4 sq. feet)

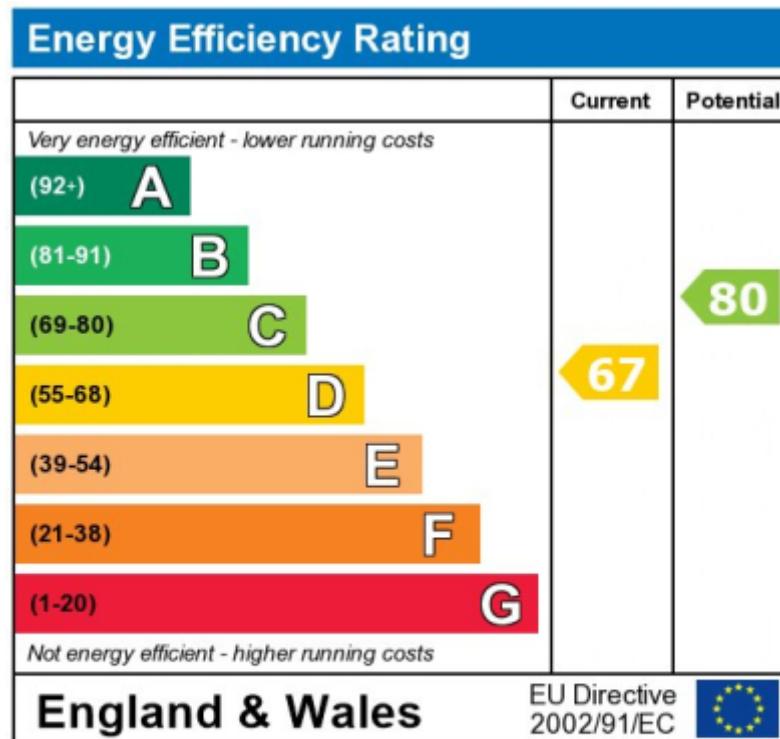


Total area: approx. 148.2 sq. metres (1595.4 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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 © 2026 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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