



£470,000 Guide Price

Ty Bryn, Montgomery

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Approx. 1.9 Acres of Private Grounds
- Elevated Panoramic Views
- Detached Four-Bedroom Residence
- Wrap-Around Balcony
- Modern Upgrades
- Multi-Use Workshop

Property Description

Ty Bryn offers a unique hilltop retreat with panoramic views across Shropshire and the Welsh hills. This significantly improved four-bedroom detached residence boasts spacious open-plan living, a wrap-around balcony, and approximately 1.9 acres of private grounds.

Main Particulars

Imagine waking to a canvas of rolling Shropshire and Welsh hills, the morning mist gently lifting to reveal a breath-taking panorama. This is the reality at Ty Bryn, a significantly improved, detached four-bedroom residence that stands proudly atop the Todleth Hills. While the ascent to this secluded haven is steep, the reward is immeasurable: uninterrupted, elevated views that stretch as far as the eye can see.

Set within approximately 1.9 acres of gently sloping grounds, Ty Bryn offers a sanctuary of peace and privacy. A private driveway leads you to this unique property, where modern comforts blend seamlessly with the rustic charm of its surroundings.

Step inside, and you're greeted by a welcoming entrance hall. To your right, the integral single garage offers convenience, while to the left, a practical boot room awaits. Perfect for shedding muddy boots and storing countryside essentials, it leads to a downstairs shower room, complete with a shower cubicle, pedestal basin, and WC, all finished with robust quarry tiled flooring.

From the boot room, a door opens into the heart of the home: an impressive, open-plan kitchen/dining area. This vast space, with its central turn staircase, is designed for both grand entertaining and cosy family gatherings. The kitchen, featuring cream shaker-style fitted cupboards and wood-effect work surfaces, offers ample storage and preparation space. A breakfast bar, large enough to seat four, encourages casual dining and conversation. Two sets of double sliding doors open onto the front garden, flooding the room with natural light and framing those spectacular views. Warm wooden flooring and modern grey radiators create an inviting atmosphere.

Ascend the painted timber staircase to the first floor, and you'll discover a living room that truly captures the essence of Ty Bryn. A central Clearview stove, set upon a raised slate hearth, provides a focal point and warmth on cooler evenings. Double doors open onto a wrap-around balcony, a perfect spot for al fresco dining or simply soaking in the awe-inspiring scenery. From the living room, a door leads to a double bedroom with dual aspect views and direct access to the side balcony.

A further door from the living room opens to a hall, leading to three additional double bedrooms, a WC, a family bathroom, and an external door to the side elevation. Each bedroom is generously sized and features fitted carpets for added comfort. The family bathroom, with its tiled flooring and walls, boasts a panelled bath with shower over, a WC, and a pedestal hand wash basin.

Ty Bryn benefits from modern upgrades, including a new oil-fired boiler installed in 2021 and new windows and doors fitted in 2019, ensuring energy efficiency and comfort.

Outside, the property's 1.9 acres offer a private realm of natural beauty. Terraced rear gardens and grassed areas provide ample space for outdoor activities, while a handy multi-use workshop at the rear offers flexibility for hobbies or storage. The wrap around balcony provides an amazing space to enjoy the outdoors and the views.

Entrance hall | Downstairs shower room | Kitchen/dining room | Living room | Four bedrooms | Bathroom | WC | Balcony | Garage

Montgomery 4 miles, Bishops Castle 6 miles, Welshpool 10 miles, Shrewsbury 24 miles

Council Tax Band: F (Powys County Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

A Gateway to Scenic Beauty and Rural Living

Todleth Hill resides within the picturesque landscape surrounding Churchstoke, a charming village nestled on the Welsh-English border in Powys. This region is characterised by its rolling hills and verdant countryside, offering a tranquil rural setting. Churchstoke itself provides essential local amenities, while the nearby historic towns of Bishop's Castle, Montgomery, Welshpool, Newtown, and Shrewsbury offer a wider range of shopping, dining, and cultural experiences. This strategic location provides a delightful balance of peaceful countryside living with convenient access to larger towns.

The area surrounding Todleth Hill is a haven for outdoor enthusiasts, with a wealth of walking trails and scenic landscapes. Roundton Hill, a National Nature Reserve, presents opportunities for exploration, whilst Corndon Hill, a prominent landmark in the region, offers breath-taking panoramic views and is a popular destination for hikers. This area is truly a walkers paradise.

Services

Mains water, electricity. Oil fired central heating. Private drainage.

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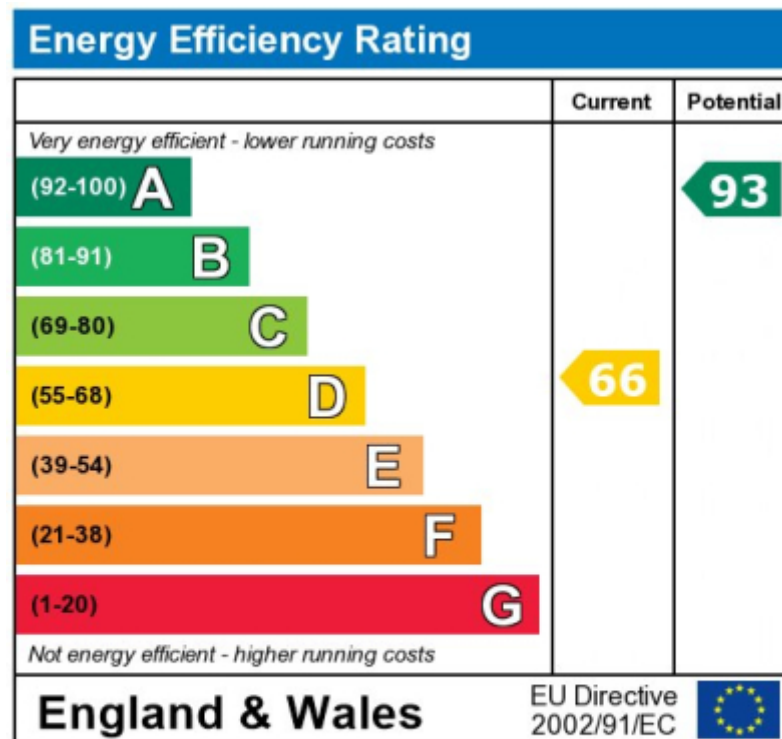
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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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