



Granary Barn
Bacheldre, Churchstoke, SY15 6TE

01588 638755

FOR SALE

For Sale by Private Treaty

Price: £140,000 Region



2 reception
room



4 bedrooms



3 bath/shower
rooms

Bishops Castle (7.2 miles), Newtown (9.6 miles) - Welshpool (11.4 miles)
All distances are approximate

GENERAL REMARKS

The Granary Barn is situated in the picturesque rural hamlet of Bacheldre and forms part of a small courtyard of traditional buildings which will create a delightful setting for rural living.

The barn is a brick and half timbered construction and contains a variety of interesting features. The approved plans provide for extensive 4 bedroom accommodation which includes a wing that has fallen down prior to consent, so the finished residence will be greater than the existing footprint.

Of particular note is the amount of land which extends in all to just under 3/4 of an acre, which includes a level paddock of just under half an acre which sits to the South of the barn which can be enclosed to graze livestock. Part of the planning consent requires a Bat Barn to be located in the paddock, as a conservation measure. The remainder of land around the barn offers plenty of scope to develop landscaped gardens and enjoys fantastic views over farmland and rolling hills.

LOCATION

The pretty hamlet of Bacheldre has a number of lovely traditional houses, some of which are listed buildings and enjoys a peaceful solitude whilst not being isolated. Whilst on quiet back roads, the A489 road is only a ½ mile away, with the ancient towns of Montgomery and Bishops Castle and the growing village of Churchstoke only a short drive away. Comprehensive services are to be found in Newtown, Welshpool, Shrewsbury and Ludlow, all of which are within comfortable driving distance.

PROPOSED ACCOMMODATION

Detailed plans were approved for the barns conversion to provide the following, over an area of 1800 square feet:

GROUND FLOOR

Living room, open plan kitchen/dining/sitting room, hall, office/study, WC, utility/boot room

FIRST FLOOR

Master bedroom with en-suite, bedroom 2 with en-suite, bedroom 3, bedroom 4, family bathroom and landing.



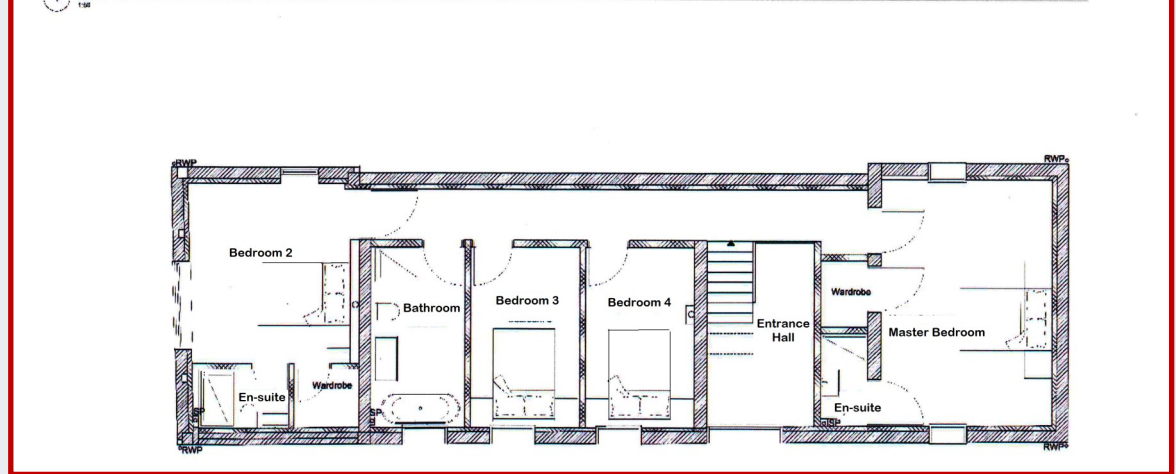
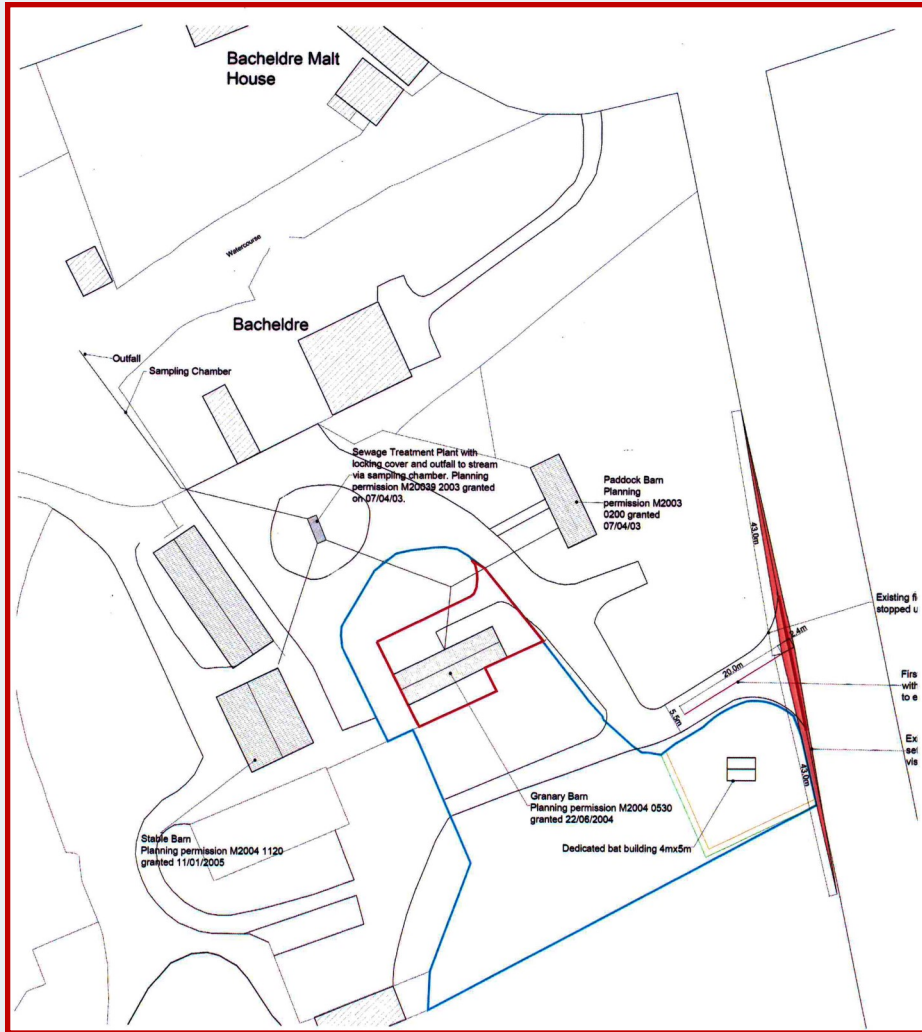
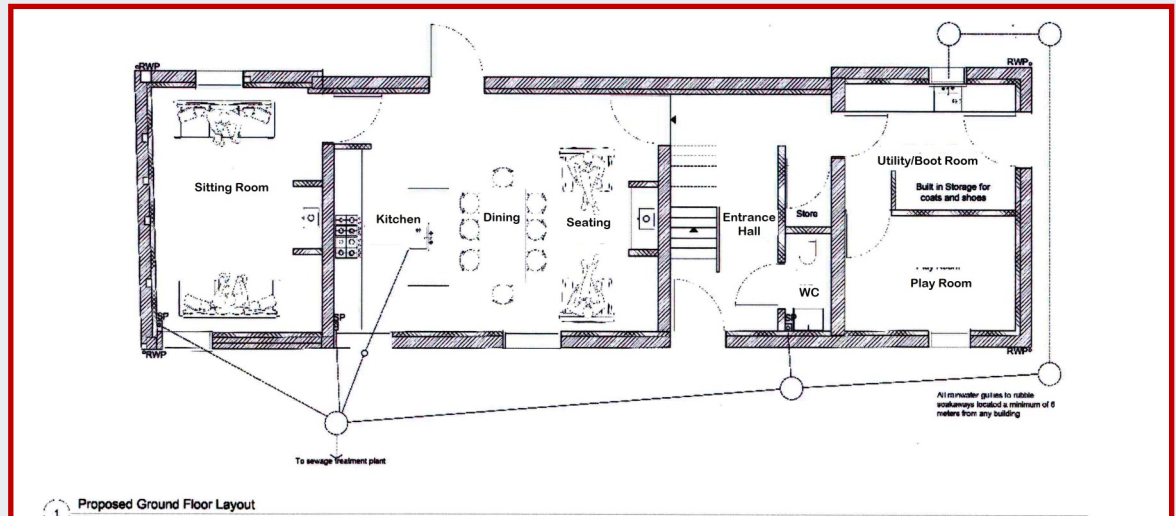
PLANNING

Detailed planning consent for the conversion of barn to dwelling house and all associated works, was granted on 26th October 2020 ref 20/0767/FUL and subject to conditions. Detailed plans can be viewed online at powys.gov.uk/online-applications.

SERVICES

Mains water and electricity are nearby. A sewerage treatment plant has been installed and already serves two existing converted barns.

NOTE: None of the services or installations have been tested by the Agents.



FOR SALE

Pen y Wern Barn, Blackhill, Clun, SY7 0JD



VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

DIRECTIONS

Proceed 2 miles west out of Churchstoke village on the A489 towards Newtown past the Bluebell Inn and continue on the A489 into the next settlement of Pentrehyling. Turn left here for Bacheldre. Continue on this quiet lane over the river and past the mill. Continue round a sharp right hand bend following the signs for Pentrenant and shortly after a sharp left hand bend, the next entrance drive will lead you into the courtyard and Granary Barn is first on the left.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding Together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

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 FSA. 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.



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