

# Roger Parry & Partners



## Twll Barn, Pentrebeirdd, Guilsfield, Powys, SY21 9DN

Detached Barn For Conversion

Guide Price £200,000

A unique and rare opportunity to purchase a barn with full planning permission granted (P/2017/1382) for conversion into a detached 4-bedroom (all En-suite) dwelling set-in approximately 2.3 acres approx or thereabouts. The barn enjoys a delightful rural location with fine surrounding countryside views. Early viewing fully recommended. Agents Note: A further 1.64 acres may be made available by separate negotiation.

 Barn for Conversion

 Proposed 4 bed accommodation

 Full Planning Permission Granted

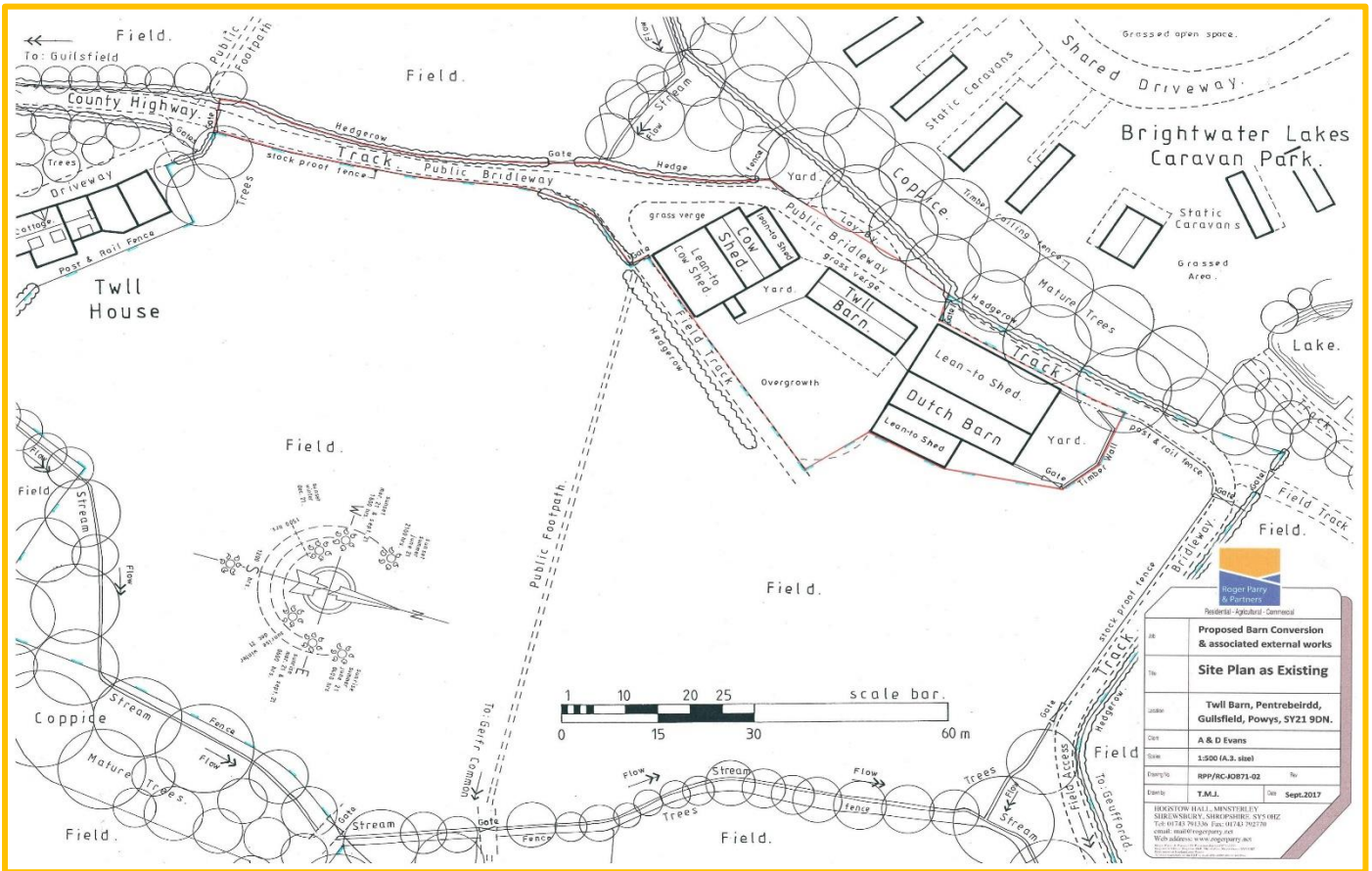
 Application No: P/2017/1382

 Delightful Rural Setting

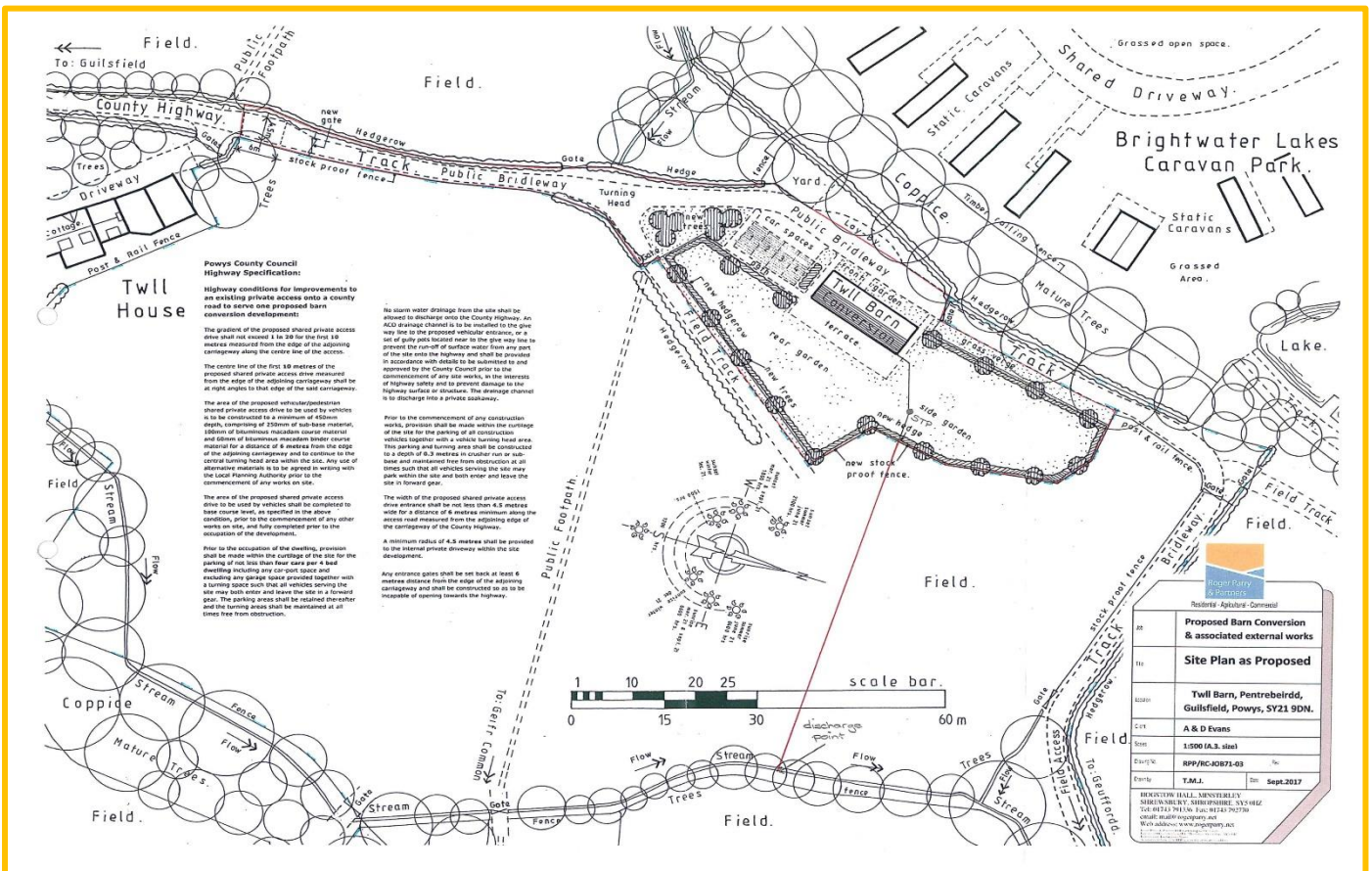
 Early Viewing Recommended

**The Estates Office, Salop Road, Oswestry, SY11 2NU**  
**Phone: 01691 655334 Email: [oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)**  
**[www.rogerparry.net](http://www.rogerparry.net)**

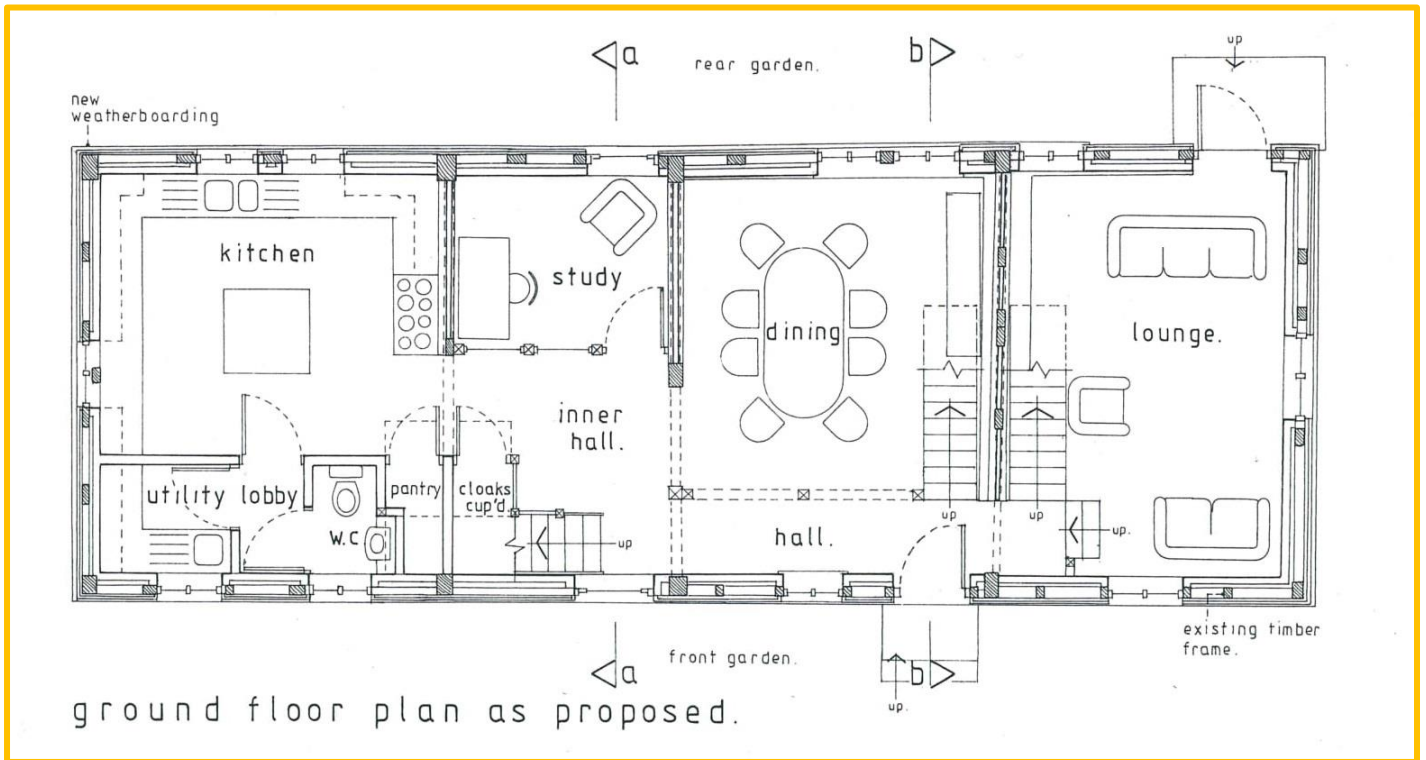
## Existing Site Plan



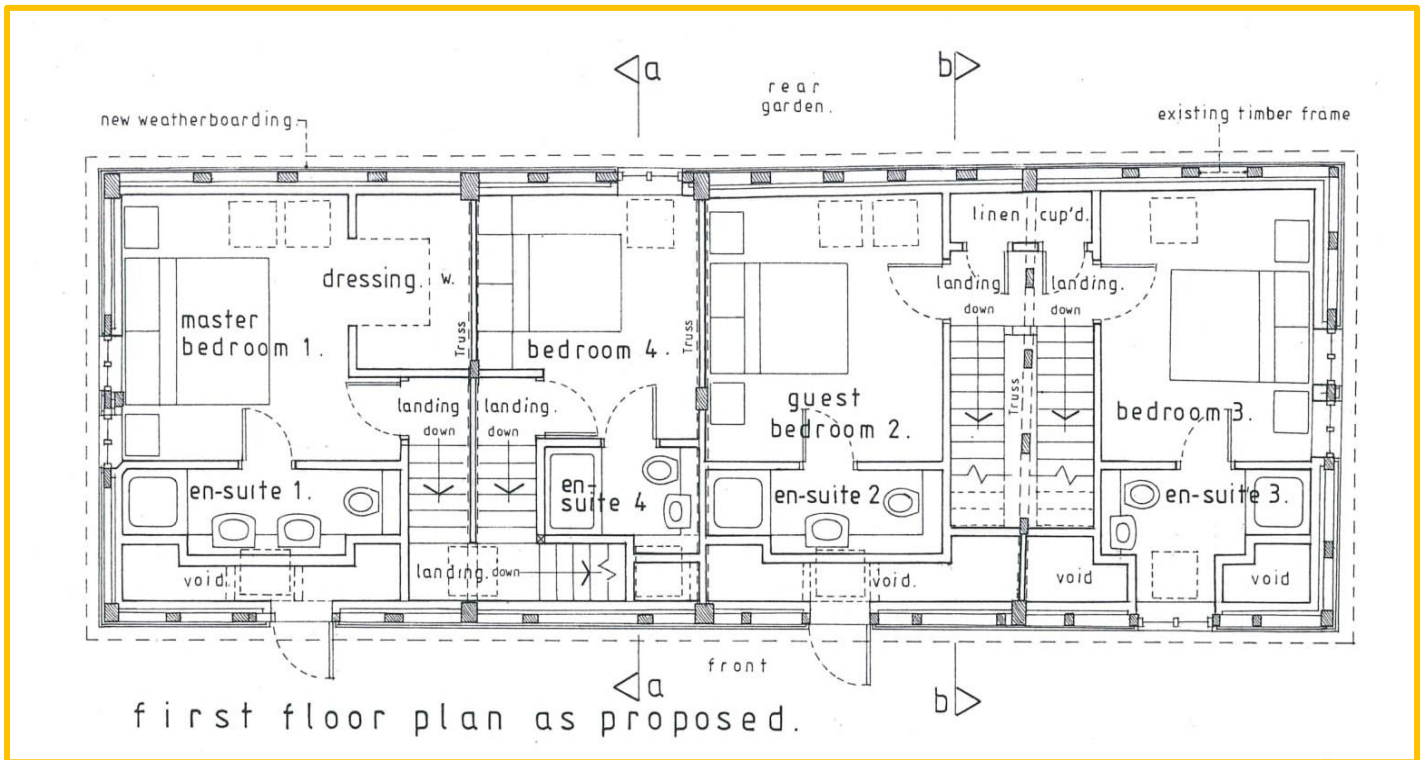
## Proposed Site Plan



## Proposed Ground Floor Plan



## Proposed First Floor Plan



### **Planning**

Full planning consent has been granted (P/2017/1382) by Powys County Council for conversion into a 4-bedroom (all En-suite) dwelling, demolition of Dutch barn, cow shed and lean-to sheds, conversion of traditional farm building to a single residential dwelling including package treatment plant and all associated works.

### **Tenure**

We understand that the property is to be sold Freehold with vacant possession upon completion.

### **Method of Sale**

The property is being offered for sale by private treaty.

### **Wayleaves, Rights of way and Easements**

The property is sold subject to and with the benefit of all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements, whether previously referred to or not and to the provisions of any town planning scheme, agreement, resolution or notice, development plan or tree preservation order which may or may come to be in force and also subject to any statutory provision or bye-law without obligation on the part of the Vendor or the selling Agent to specify them.

### **Services**

It is believed that mains electricity and private water supply are available nearby subject to statutory consents.

### **Viewings**

Strictly by appointment through Roger Parry and Partners LLP, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU Tel: 01691 655 334 Email: [oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

### **Local Authority**

Powys County Council.

**Directions: From Oswestry proceed on the A483 towards Welshpool and turn right at Llynclys crossroads. Proceed through Porthywaun turning left signposted Llansantffraid. Continue through the village of Llansantffraid and proceed eventually turning left signposted Welshpool. Proceed and upon entering Pentrebeirdd pass Brightwater Lakes caravan park and take the next left turning. Turn immediately left and continue to the end of the lane where Twll Barn will be eventually observed at the end.**

## **Thinking of selling or letting your property?**

Contact us now for **free** pre-selling advice or to arrange your **free**,  
no obligation market valuation

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Property Group

#### **Important notice to all prospective purchasers - Property Misrepresentations Act 1991**

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view.

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