



MONKS

Nantcribba, Forden Welshpool

Offers In The Region Of £325,000



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*****SHOW HOME OPEN SATURDAY 31ST AUGUST AND SUNDAY 1ST SEPTEMBER*****

A stunning, SINGLE STOREY Barn set within this superb courtyard having been completed to an exacting standard of specification whilst retaining its wealth of exposed original features.

Nantcribba Barns date back to the mid 19th Century with a wealth of charm and character including stunning arched walk-ways, cobbled and granite courtyards, high vaulted ceilings with exposed beams, trusses, timbers and natural red brick work and many with beautiful arched windows and doorways.

Set within approximately 7 acres of communal grounds with access to adjoining woodland and having stunning views over immediate countryside and the Shropshire and Welsh Hills providing excellent access to the Welsh Coast.

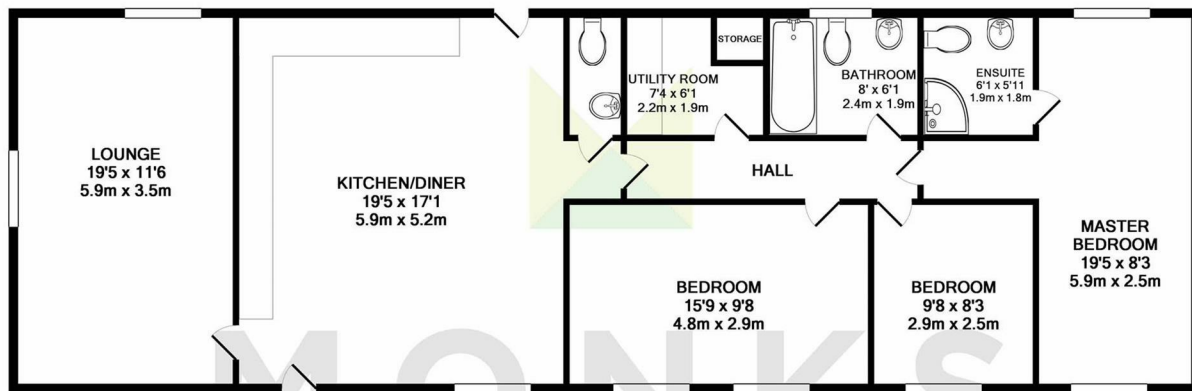
The location

From Shrewsbury take the A458 towards Welshpool and continue along the by-pass heading towards Newtown. After passing over the Tesco roundabout, take the left turn at the next roundabout (A490) for Churchstock and Montgomery. Proceed past Welshpool Airport, up Fron Bank and pass through Forden village. Take A490 left hand turn to Churchstoke. After approximately ½ mile you will see the marketing signage for Nantcribba Barns on the right hand side. Follow the gravelled driveway bearing right and head into the

The features

- Wealth of original features, exposed timbers and beams
- Single Storey Living and Bedroom accommodation
- Lounge with fabulous views
- Impressive open plan Living/Dining/Kitchen
- Utility Room
- Master Bedroom with en suite
- 2 further Bedrooms and Bathroom
- Enclosed Garden and Courtyard Garden
- Adjoining communal Gardens and Woodland
- Viewing Essential





TOTAL APPROX. FLOOR AREA 1187 SQ.FT. (110.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.