



**Brook Barn, Pilleth, Whitton, Knighton, LD7 1NP**

**Offers in the region of £475,000**



## Brook Barn, Pilleth, Whitton, Knighton, LD7 1NP

STUNNING HOUSE, GARDENS & VIEWS! A truly magnificent, unique, high quality barn conversion nestled in the peaceful hamlet of Pilleth and surrounded by glorious countryside. Offering 3 double bedrooms, 3 reception rooms, 2 bathrooms oak features throughout and a generously-sized west facing rear garden.

### Key Features

- Immaculate Barn Conversion
- 3 Double Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- High Quality Finish Throughout
- Part of a Small, Exclusive Development
- Semi-Rural & Peaceful Location
- Far-Reaching Countryside Views
- Beautiful Gardens Featuring Pretty Brook
- Ample Off Road Parking
- Grade II Listed

### The Property

A truly unique, beautifully converted, Grade II Listed, semi-detached barn conversion located in a quiet, semi-rural setting and part of a small, exclusive development in the hamlet of Pilleth, which is situated in the picturesque Mid Wales countryside close to the English/Welsh border.

Used for centuries as a hay/agricultural barn, this immaculate property, has been meticulously developed taking care and attention to every last detail internally and externally using respected local tradesman and high quality materials. Converted in 2006 by the current owners, Brook Barn has been built with luxurious living in mind. This spacious 3 bedroom dwelling oozes character and offers a pleasant blend of traditional and contemporary features from exposed stone walls and timbers to modern kitchen and bathrooms suites and oak finishings throughout. These include oak framed windows and external doors, an oak staircase and engineered oak flooring. Owing to its Grade II Listing and as part of the planning, outside the barn has kept its original look with the stone wall finish and timber cladding.

Accommodation-wise, the property is made up on the ground floor of a reception hall with stairs rising off to the first floor, a small rear hall with a door opening to the garden, a useful downstairs W.C, the spacious living room and the fully-equipped kitchen diner. On the first floor, a landing area gives way to 2 double bedrooms and the luxurious bathroom. A further door off the landing area leads into the master suite with its own upstairs reception room, which could be used/converted into a walk-in dressing room. Doors from this reception room open to a private ensuite shower room and the bedroom. In addition and unlike most conventional barn conversions, Brook Barn attracts plenty of natural light through skylights and the windows, which frame the stunning countryside views and also presents ample wardrobe and storage space.

Outside, the property has parking for numerous vehicles over a gravelled driveway. The property/parking area is approached through either a gate at the front or over a cattlegrid to the rear. To the side of the barn is a useful, sizeable storage shed, while to the rear there is a paved seating area and a beautiful, largely laid to lawn garden with hedged and fenced borders and flowered beds and includes a gentle brook, which runs through the garden and offers a pleasant background noise while taking in the stunning, far reaching views over the adjoining fields.

This magnificent, individually designed home is set in an idyllic setting. Rural, but by no means isolated, this tranquil location is perfect for those who seek the

laid back lifestyle, worlds apart from the hustle and bustle of city life. The property is encompassed by countryside as far as the eye can see and is ideal for walkers and nature lovers.

### The Location

Brook Barn is set within the semi-rural hamlet of Pilleth, just outside the village of Whitton, which is encompassed by stunning, scenic countryside with rolling hill tops as far as the eye can see. Pilleth and nearby surroundings are a haven for nature enthusiasts, ramblers and cyclists and is also close to the famous Offa's Dyke footpath. Steeped in history, Pilleth was also host to The Battle of Bryn Glas (also known as the Battle of Pilleth) which was a battle between the Welsh and English on 22 June 1402 and part of the Owain Glyndwr Rising of 1400-1415. Six Wellingtonia trees were planted on the hillside to indicate the battle site.

Pilleth is a friendly community which embraces a 'laid back', tranquil lifestyle. Rural, but certainly not inaccessible, the B4356 runs through Pilleth and nearby Whitton and leads east to the market town of Presteigne (5 miles) and north to the border town of Knighton (4 miles).

Both Presteigne and Knighton offer a wide range of independent retailers, supermarkets and regular farmers' markets, together with a variety of cafés, restaurants and public houses. There are a number of community clubs and societies, together with many sporting and recreational facilities, including football, rugby, running and a golf club at Knighton. Both towns have excellent leisure centres and primary medical practices, while Knighton also



boasts having a train station, offering daily connections to Shrewsbury and Swansea.

Educationally both towns offer pre-school groups and primary schools, while Presteigne also contains a secondary school, John Beddoes, which is part of Newtown High School. Presteigne is also recognized as a cultural centre, and has attracted many artists and musicians over the years. It is especially renowned for its nationally-famous Festival of Music and the Arts held every August and in 2024 was once again named as one of the best small towns to live in by the Sunday Times.

#### Services

We are informed the property is connected to mains water and electricity. Private drainage.

#### Heating

Oil fired central heating.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Powys County Council - Band TBC.

#### Nearest Towns/Cities

Knighton - Approximately - 4 miles  
Presteigne - Approximately 5 miles  
Kington - Approximately 9 miles  
Leominster - Approximately - 18 miles  
Llandrindod Wells - Approximately - 19 miles  
Ludlow - Approximately - 20 miles  
Builth Wells - Approximately - 21 miles  
Hereford - Approximately - 26 miles

#### Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

#### What3Words

tenure.travels.aquatic

#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying

the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

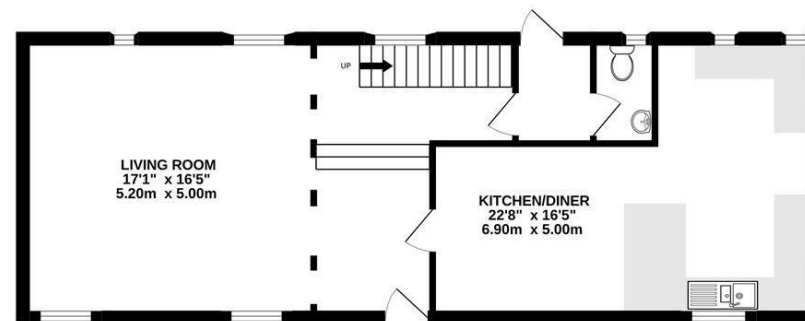
#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

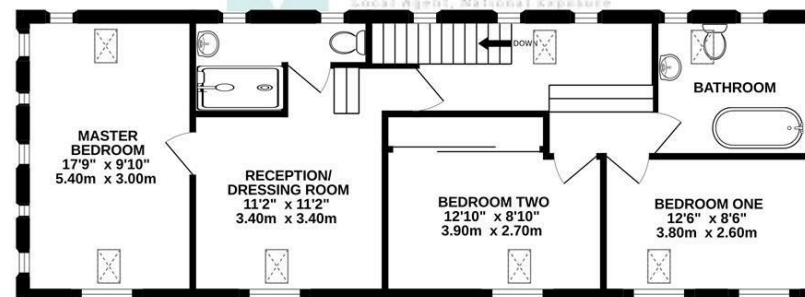
#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 1531 sq.ft. (142.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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