



Granary Barn, Bacheldre, Churchstoke, SY15 6TE

(Images are computer generated, illustrating the barn post conversion)

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Price Guide: £250,000



1 reception room



4 bedrooms



2 bath/shower rooms

- **Brick and half timbered barn**
- **Detailed consent for conversion**
- **Beautiful rural setting**
- **Outstanding views**
- **Gardens and paddock and 3/4 acres**

GENERAL REMARKS

A substantial and attractive brick and half timbered barn situated in the picturesque hamlet of Bachelldre, forming part of a small courtyard of traditional buildings which will create a delightful setting for country living.

Detailed planning consent is granted for the conversion of this interesting detached building to a superior 4 bedroom family home which includes the west wing, which will be rebuilt, increasing a living area greater than the existing footprint. The planning conditions have recently been discharged, easing the path of development of this beautiful vernacular building.

Of particular note is the land available with the barn which extends to just under $\frac{3}{4}$ of an acre which includes a half acre paddock with superb country views together with a bat barn which formed part of the planning requirements. The remainder of the land around the barn offers great potential for the creation of landscaped gardens, all with excellent views of distant hills.

SITUATION

The pretty hamlet of Bachelldre is a collection of lovely, traditional houses which enjoy a peaceful yet not isolated location in a beautiful county setting. Approached by quiet lanes, the A489 is only a $\frac{1}{2}$ mile away, with the historic market towns of Montgomery and Bishops Castle and the busy village of Churchstoke, a short drive away. The larger towns of Newtown, Ludlow and Shrewsbury, are within comfortable driving distance and provide access to a full range of facilities together with the national rail and motorway network.



PLANNING

Detailed planning for the conversion of the barn to a dwelling house and all associated works, was granted on 26/10/20 ref: 20/0767/FUL with an application to discharge associated conditions which was granted on 14/6/24 ref: 24/0410/DIS. Detailed plans can be viewed online at [Powys.gov.uk/online-application](https://www.powys.gov.uk/online-application). As the development has been commenced, there is no deadline on the consents granted.

PROPOSED ACCOMMODATION

The approved plans provide the following accommodation over an area of approximately 1800 square feet.

** The photographs contained within these details are computer generated images of the suggested living quarters following the barns development.**

GROUND FLOOR

Bedroom 4 and En-suite, Open Plan Kitchen/Dining Room Room, Sitting Room, Study, Hallway , Utility and WC/Cloaks.

FIRST FLOOR

Master bedroom with En-suite, Bedroom 2, Bedroom 3, Family Bathroom and Landing/Study.

OUTSIDE

Large level garden areas for landscaping, ample parking and level pasture field with open country views.

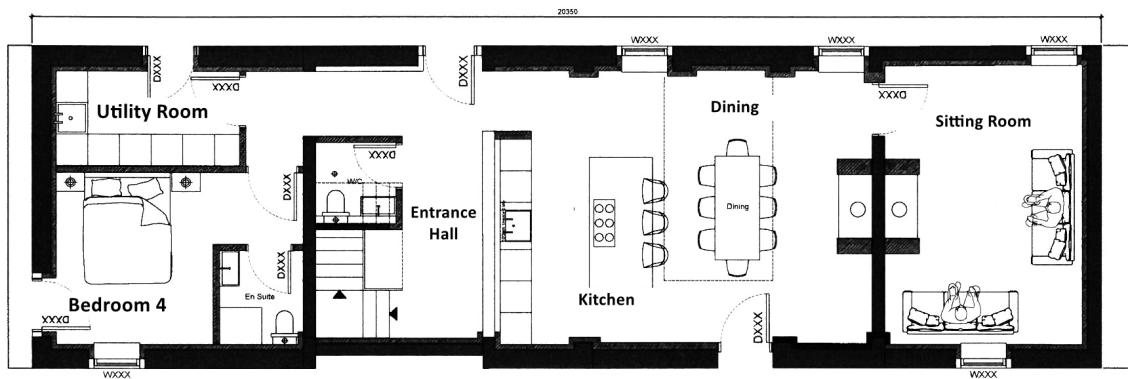
(NOTE: The neighbouring Stable Barn has a right of access on an existing track running between the Barn and gardens and the paddock).

SERVICES

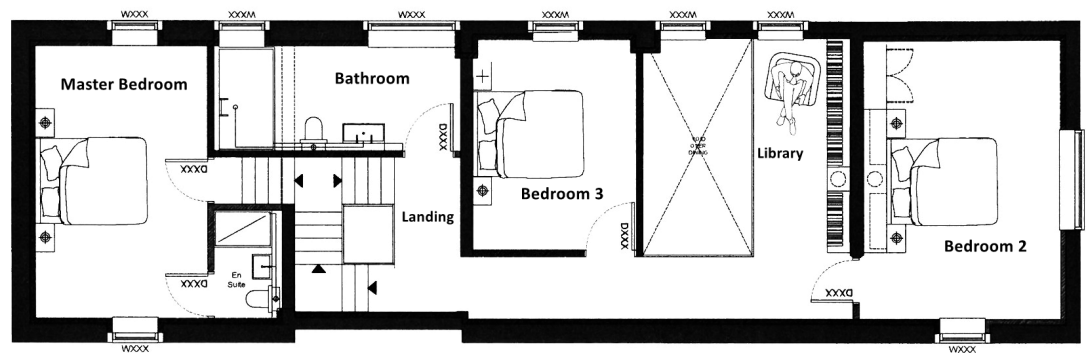
Mains water and 3 phase electricity have been installed. A sewerage treatment plant has been installed and already serves two existing barns.

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





Proposed Ground Floor Layout



Proposed First Floor Layout



Granary Barn, Bacheldre, Churchstoke, SY15 6TE



Halls¹⁸⁴⁵

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VIEWING

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

DIRECTIONS

Proceed 2 miles west out of Churchstoke on the A489 past the Blue Bell Inn and into the 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 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.

What3Words: fail.taxpayers.october

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.