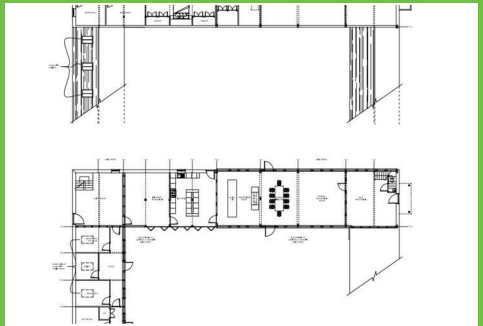


Estate & Letting Agents



Offers In The Region Of £535,000

WITH NO ONWARD CHAIN - CONVERTED BARN WITH AN ADDITIONAL BARN FOR CONVERSION!! Nestled in the charming area of Pool Quay between Welshpool and Oswestry, this beautiful converted barn with obtained planning permission for a further 5/6 bedroom dwelling in the adjacent barn offering a unique blend of modern living and historical charm with lots of original features. With a generous 1,426 square feet of well-laid-out accommodation and grounds extending to approximately 3/4 of an acre, this property is perfect for families or those seeking a peaceful retreat. The home features a welcoming kitchen/ dining room that serves as the heart of the house, providing a warm and inviting space for relaxation and entertaining. There are three spacious bedrooms and superb sized lounge, each designed to offer comfort and tranquillity, making it an ideal sanctuary for rest. The two bathrooms are thoughtfully appointed, ensuring convenience for both residents and guests. This barn conversion is steeped in local history, with strong links to the nearby monastery and church, adding a layer of character and heritage to the property. The stunning location boasts far-reaching views, allowing you to enjoy the beauty of the surrounding countryside from the comfort of your home. Whether you are looking for a family home or a serene getaway, this property offers a unique opportunity to own a piece of history in a picturesque setting. Don't miss the chance to experience the charm and elegance of this remarkable barn conversion in Pool Quay.

Directions



Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. At the roundabout take the exit signposted Welshpool and follow this road along passing the village of Ardleen. After approximately 1 mile the sign for Pool Quay will be observed on the left. Turn left here and follow the lane along where the property will be observed by our for sale board after a short distance on the left hand side.

Location

Pool Quay, located in Powys, Wales, is a historic village and ecclesiastical parish. Its name comes from being the highest navigable point on the river near Welshpool, originally called Pool or Poole. The village served as a quay for Pool and was also on the Montgomery Canal, facilitating trans shipment between the canal and river. The town of Welshpool and Oswestry are both just a ten - fifteen minute drive away whilst the town of Shrewsbury is also easily accessible. Good road links provide easy access to the coast whilst motorways link the area to larger cities and airports.

Some History

Pool Quay was once a key location for trade and transportation, with the Severn River and the Montgomery Canal passing through. The village was served by the Cambrian Railways and its successors until 1965, although the station was some distance from the main village. the grounds of the property lay testament to this with lots of railway artefacts and remnants being found within the gardens. The village is near the site of Strata Marcella Abbey where a lot of the building materials for the adjoining barn have originated from. The word Bastel comes from the meaning for a fortified farmhouse, with accommodation for livestock on the vaulted ground-floor, usually found in the Border counties of Scotland and England. The word byre relates to the building where cows are kept.

Accommodation Comprises



The whole property benefits from underfloor heating through each room.

Kitchen/ Dining Room 17'3" x 16'0" (5.28m x 4.90m)



As you enter into the property the kitchen/ dining room is the first room. This spacious character room sets the tone for the whole property having lots of character with vaulted ceilings with structural timbers, wall timbers, beams and exposed brickwork detail to both the walls and the bespoke kitchen units. The kitchen area is fitted with a range of hand built kitchen units with oak doors and inset granite work surfaces. There is a central island with inset granite providing lots of space to cook and prepare food. The kitchen also has an electric hob, plumbing and space for appliances, electric oven with a chimney style extractor fan over, quarry tile flooring and a double bowl sink with mixer taps over. A window to the front and oak door lead to the front whilst full length oak framed windows to the rear let lots of natural light in. A stable door leads out to the rear garden and an oak door leads through to the lounge.

Additional Photo



Lounge 17'5" x 16'4" (5.33m x 4.98m)



The impressive lounge also has a vaulted ceiling with structural timbers giving a real feeling of space. The full length oak framed windows to the rear let in lots of light. There is a window to the front, lovely stone flagged flooring, sky point and tv point. An oak door leads through to the snug/ study area.

The Beamwork



Snug/ Study Area 17'8" x 8'0" (5.41m x 2.44m)



The snug area is a really versatile space and could be used for a number of uses such as a tv room, home office or playroom. Having the continuation of the lovely stone flagged floor and vaulted ceiling with structural timbers, wall lighting, full length oak framed windows to the rear and stable door leading out onto the rear garden. Oak doors lead to the bedrooms. and there is a fitted linen and storage cupboard with oak doors.

Bedroom One 16'4" x 10'5" (4.98m x 3.20m)



The principal double bedroom is located at the far end of the barn giving a real feeling of privacy. There is a triple fitted linen and storage cupboard with oak doors, oak framed windows to the front and the rear, vaulted ceiling with structural timbers, tv point, wall lighting and access to the loft.

En Suite 9'3" x 7'6" (2.84m x 2.31m)

The en suite wet room is fitted with a thermostatic shower, low level w.c., wash hand basin, tiled floor, part tiled walls and an oak framed window to the front.

Bedroom Two 12'2" x 11'8" (3.71m x 3.58m)



The second double bedroom has the vaulted ceiling with structural timbers giving a feeling of space, wall lighting, and an oak framed window to the front.

Family Bathroom 9'6" x 8'0" (2.90m x 2.44m)



The well appointed family bathroom is fitted with a paneled bath with thermostatic shower over, wash hand basin, low level w.c., tiled flooring and part tiled walls, loft access, an oak framed window to the front and an airing cupboard housing the Worcester boiler and cylinder.

Bedroom Three 10'9" x 7'8" (3.28m x 2.36m)



The third bedroom has the vaulted ceiling with structural timbers, an oak framed window to the front, tv point and telephone point.

To The Outside



The property is accessed from the lane down its own private driveway that leads down to the barn. There is parking for several vehicles with turning space. The property also benefits from an electric car charging point.

Grounds and Gardens



To the front of the property there is a lawned garden with a further private garden area located at the far end with mature planting and trees. To the rear of the property there is a large pond with mature planting giving great privacy.

The barns will also have extensive grounds extending to approximately 0.26 of an acre. We are informed by the owners that there are lots of remnants from the former railway that ran near by within the grounds.

Additional Photo



Car Charger



Rear Elevation



Aerial View



Views and Local Area



Additional Photo



Proposed Accommodation



The current owners have obtained planning permission in 1997 with the current owners carrying out works to ensure this planning remains in place. Planning is for the development of the barns to create a stunning 5/6 bedroom family home whilst retaining a lot of the barns original character and charm. Within the undeveloped site, prior completed works include, the entire floor has been excavated and a solid concrete sub-floor laid throughout, the rear wall to the east wing has been dismantled and the foundation also excavated. A new deep trench foundation has been formed and a cavity brick wall rebuilt on top replicating the previous English Garden wall bond. Rafters have also been replaced in their entirety and the timber framing tied back to the newly built rear wall.

The east half of the building had the original slate threshing floor removed and safeguarded and the timber roof has been removed from site, repaired and reinstated. After the timber frame was re-erected, the dwarf wall plinth was reconstructed off the deep trench foundation to the underside of the sole plate.

There has also been planning permission obtained for a 3 carport garage and workshop.

The Barns



The current owners have already carried out works to the barns with the installation of concrete floors and the preservation and repair of the existing structure. A lot of the existing materials come from the former Monastery that was located near by. Mains services are also available on site.

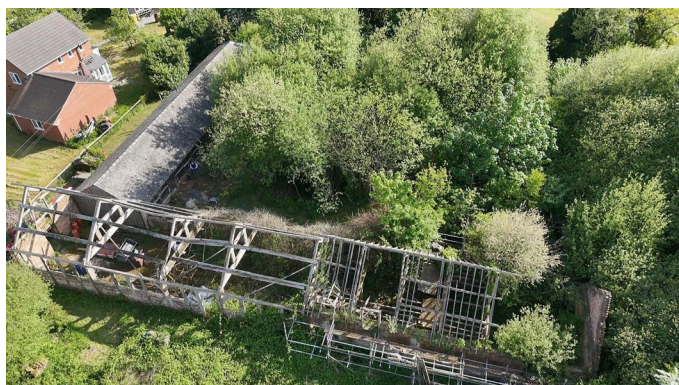
Scaffolding

We are informed by the owners that the scaffolding will remain at the property and be part of the sale for use of the new owners during the development.

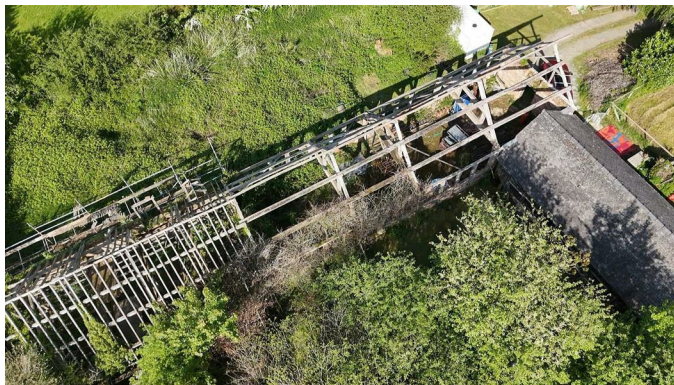
Additional Photo



Additional Photo



Additional Photo



Additional Photo



AGENTS NOTE

EPC CERTIFICATE PENDING - we are currently awaiting an updated EPC certificate which is projected to be 'C' rated.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video

information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band E.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

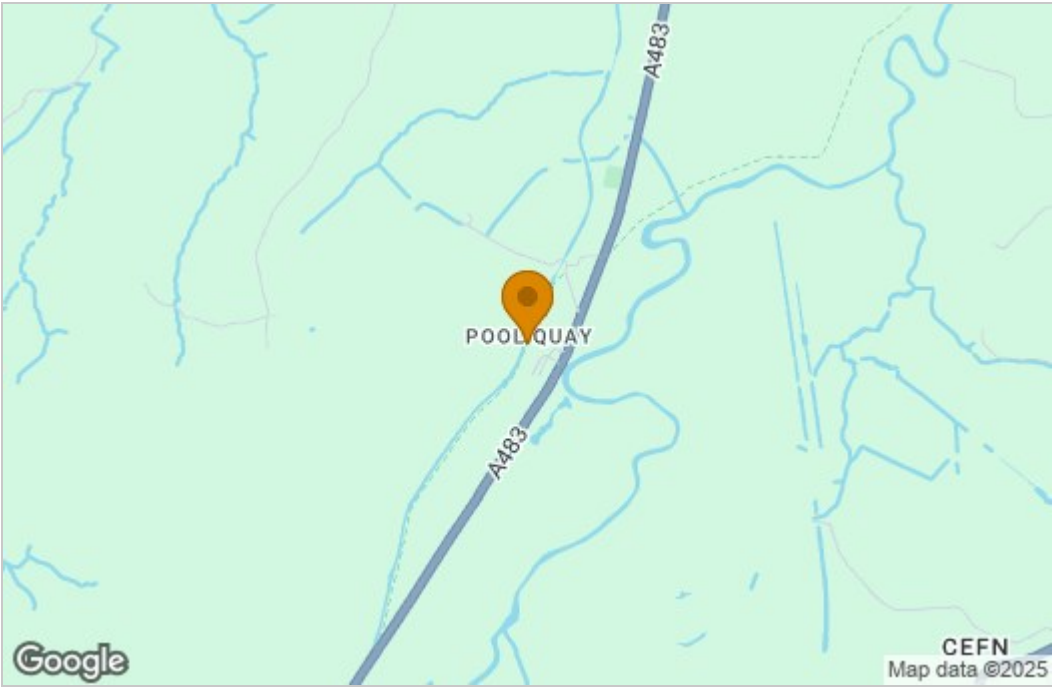
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

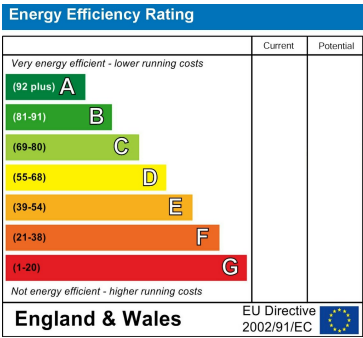
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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