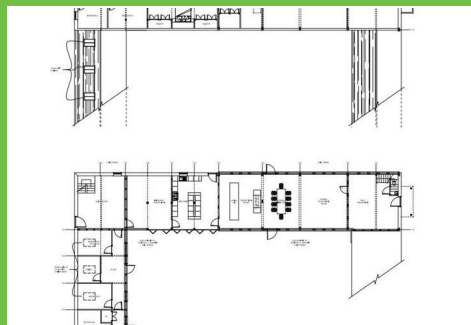
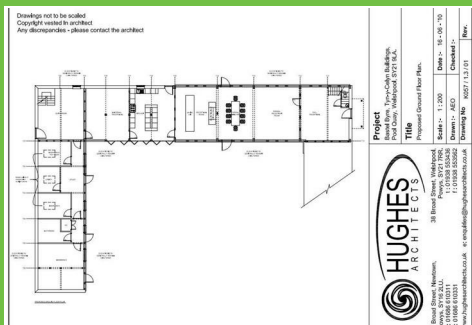


Town & Country

Estate & Letting Agents



Barns , Pool Quay, SY21 9LA

Offers In The Region Of £185,000

WITH NO ONWARD CHAIN!! Nestled in the charming area of Pool Quay between Welshpool and Oswestry, this beautiful barn is ripe for conversion and offers a fantastic opportunity to create a home with historical charm and lots of original features. The barns are steeped in local history, with strong links to the nearby monastery, railway and church, adding a layer of character and heritage to the building. The stunning location boasts far-reaching views will allow you to enjoy the beauty of the surrounding countryside from the comfort of your home. Whether you are looking for a development to create a stunning, spacious family home or a serene getaway, this project offers a unique opportunity to own a piece of history in a picturesque setting. Don't miss the chance to acquire something quite special in a truly beautiful location 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.

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 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.

Proposed Accommodation

The current owners have obtained planning permission 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. Planning permission was granted in 1997 with the current owners carrying out works to ensure that this planning remains in place. The internal accommodation plans consist of hallway, three reception rooms, large family kitchen, study, utility, 5/6 bedrooms, en suite facilities and dressing room with a beautiful mezzanine over the entrance hall.

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.

Additional Photo



Additional Photo



Additional Photo



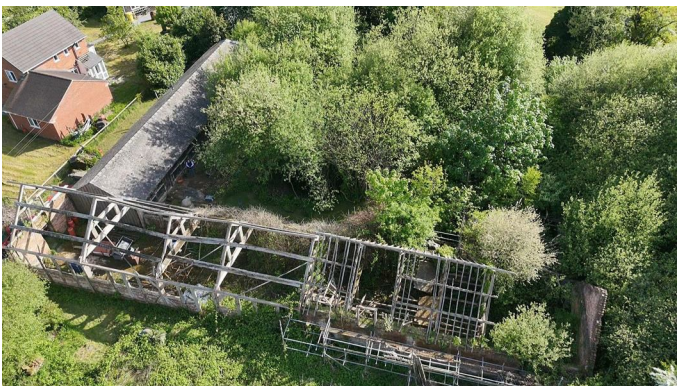
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Scaffolding



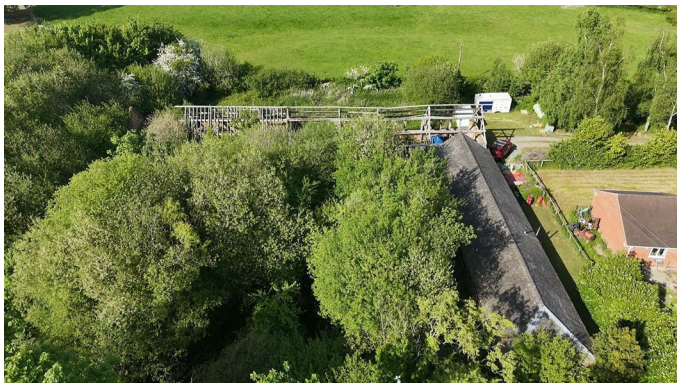
We are informed by the owners that the scaffolding will remain at the property and be part of the sale for use of the new owners during the development.

Access

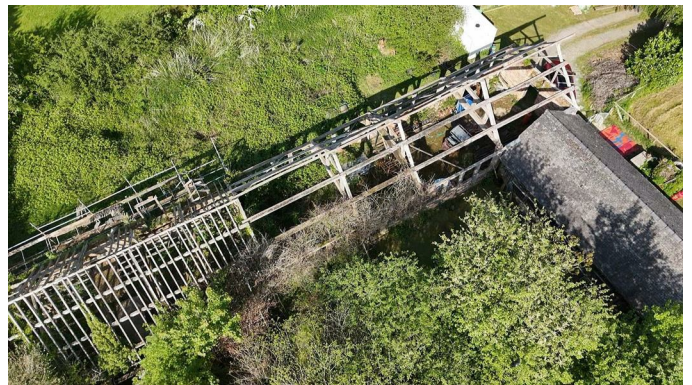


The property is accessed from the lane through a farm gate that leads down the drive to the property.

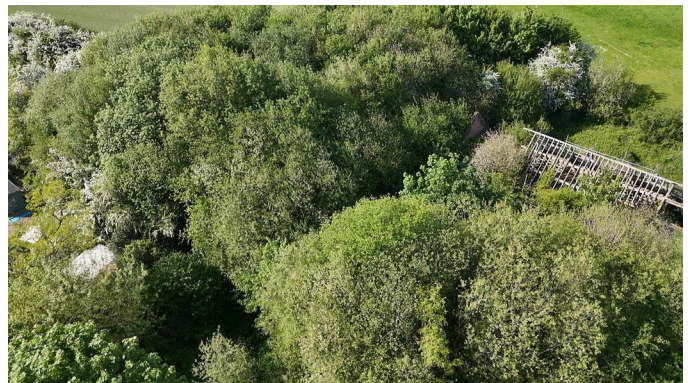
Aerial View



Additional Photo



Grounds

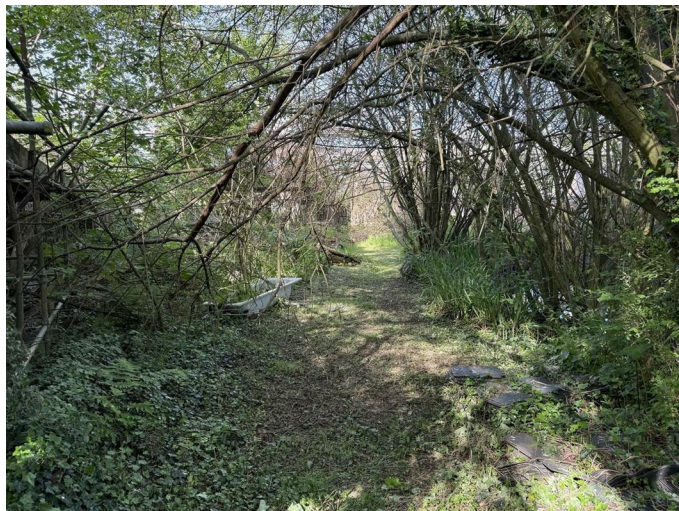


The barns will also have grounds extending to approximately 0.26 of an acre. There is a large central pond with planted woodland and shrubs. We are informed by the owners that there are lots of remnants from the former railway that ran near by within the grounds.

Additional Photo



Additional Photo



Surrounding Area



The property is surrounded by stunning scenery with views towards Rodney's pillar and the Welsh hills that surround the building.

Additional Photo



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/leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham County Council and we believe the property to be in Band C.

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 5.30pm

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

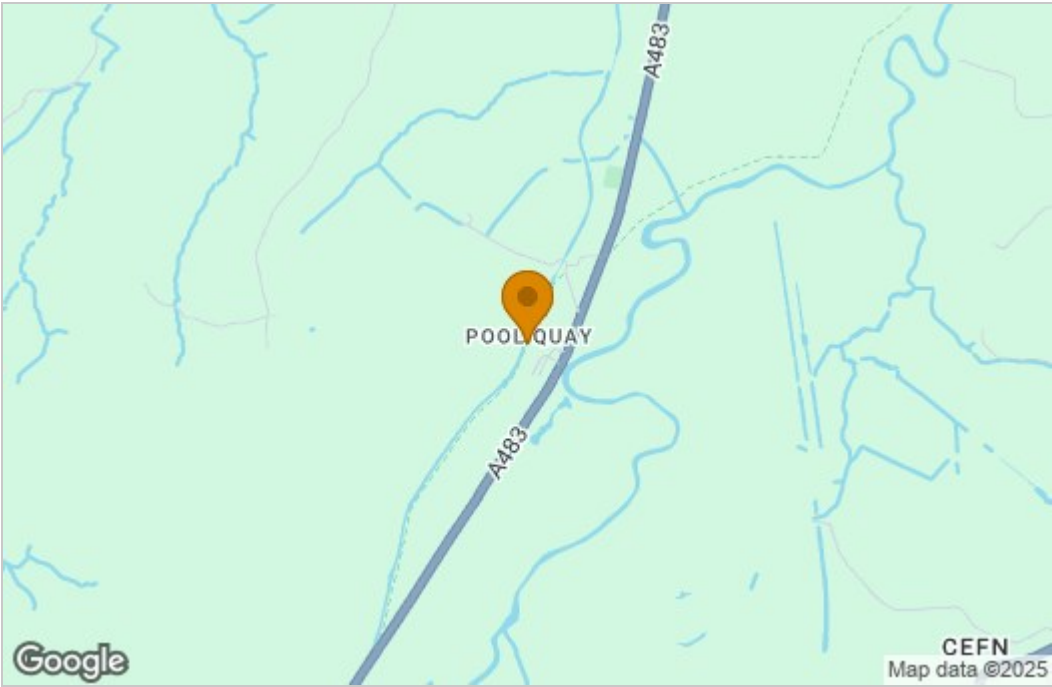
and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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.

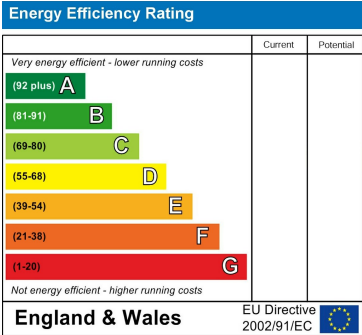
Floor Plan



Area Map



Energy Efficiency Graph



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