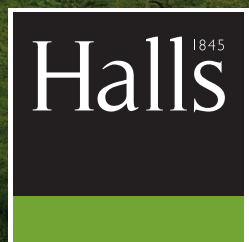




HIGH BARN, TY DRAW

NANTMAWR | OSWESTRY | SHROPSHIRE | SY10 9EG





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Oswestry 5.9 miles | Shrewsbury 19.7 miles | Chester 32.2 miles | Telford 36.5 miles | Manchester 74.4 miles
(all mileages are approximate)

THIS AWARD-WINNING STONE BARN CONVERSION
IN RURAL NANTMAWR OFFERS TIMELESS CHARM AND MODERN COMFORT.
SET IN BEAUTIFULLY LANDSCAPED GARDENS WITH AN OUTBUILDING,
IT BOASTS STUNNING COUNTRYSIDE VIEWS.
AN IDYLIC RETREAT FULL OF CHARACTER AND SERENITY.

Modern & Eco-Friendly Barn – circa 1,659 sq.ft.
4 Bedrooms, Two Bathrooms, Large open plan living areas



Oswestry Office

20 Church Street, Oswestry,
Shropshire, SY11 2SP

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E: oswestry@halls.gb.com

Viewing is strictly by appointment with the selling agents

LOCATION AND SITUATION

High Barn enjoys a superb rural setting, surrounded by rolling countryside and a network of scenic footpaths and cycle routes that begin right from the doorstep—perfect for nature lovers and outdoor enthusiasts. The renowned Offa's Dyke long-distance path runs close by, offering spectacular walking opportunities along the historic Welsh-English border.

Despite its peaceful, countryside location, High Barn is conveniently situated just a short distance from the vibrant village of Trefonen, which provides essential local amenities including a post office, village shop, pub, and primary school. For a wider range of shopping, dining, and leisure facilities, the bustling market town of Oswestry lies approximately 3 miles away, offering a rich blend of independent shops, supermarkets, and community services.

SCHOOLING

The area offers excellent educational opportunities, including Oswestry Private School, Marches Secondary School, Llanfyllin High School, Trefonen Primary School, Woodside Primary School, Morton School, North Shropshire College and many more making it an ideal choice for families.



RAIL AND AIR

Gobowen Railway Station is approximately 10.3 miles from the property, which links south to Shrewsbury and from there either onto Cardiff or Birmingham. Alternatively, north, the service connects to Wrexham and Chester. There are a selection of airports including Liverpool John Lennon and Manchester Airports approximately 1 hours 30 minutes and Birmingham Airport approximately 2 hours, providing quick and easy access to all European and wider international travel.

SPORTING

The area is well known for its range of outdoor sporting facilities including golf at Oswestry, Llanymynech and Wrexham. Oswestry Cricket club, The New Saints Football Club and Oswestry Rugby. Horse racing can be found at Chester, Bangor on Dee and Ludlow. There are a variety of rivers and lakes for fishing.

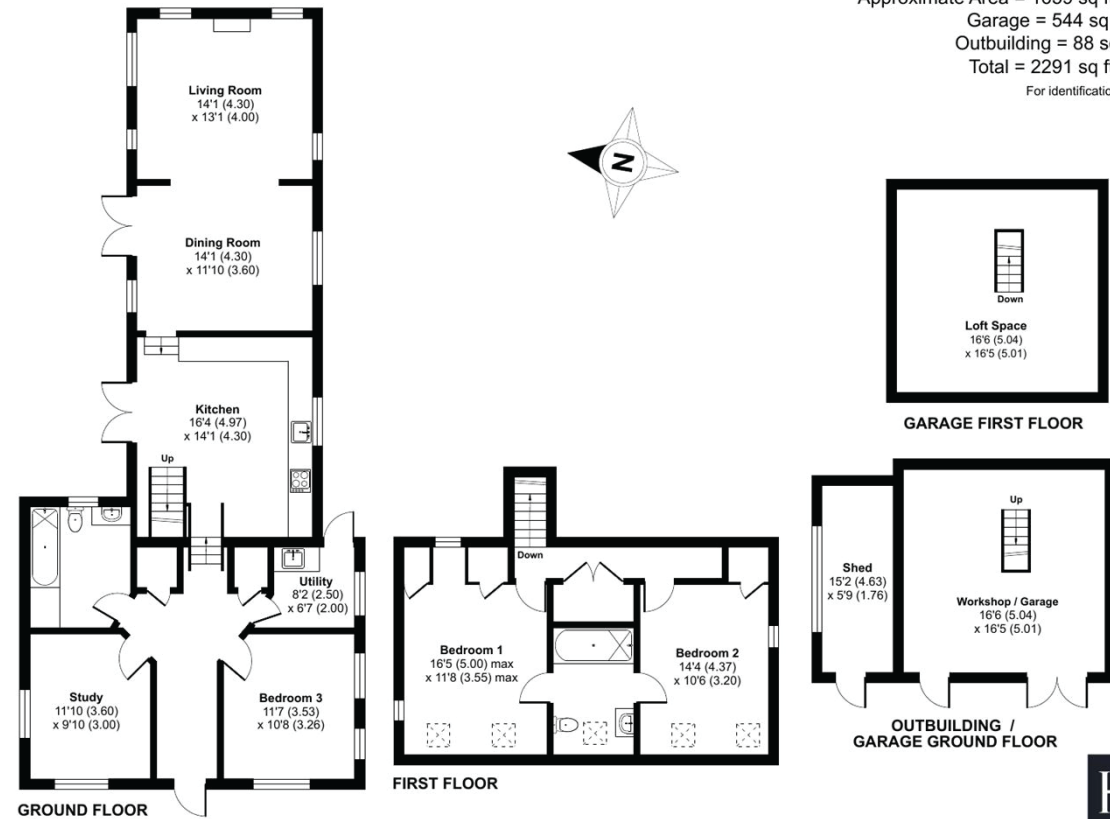
DESCRIPTION

This exceptional property has been skilfully and sensitively converted to retain subtle yet striking reminders of its agricultural heritage. Upon entering, you are immediately welcomed by the grandeur of soaring vaulted ceilings, exposed original roof trusses, and beautifully preserved wall beams. An abundance of windows—each framed with solid oak lintels—allows natural light to cascade into the space, creating a bright and inviting atmosphere throughout.

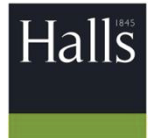
The ground floor offers versatile accommodation, with two well-proportioned bedrooms, one of which is currently utilised as a home office. A stylishly appointed bathroom and a practical utility room add convenience, while the entire floor is enhanced by the comfort of underfloor heating.

At the heart of the home, central steps with bespoke handcrafted iron balustrading rise to a stunning open-plan kitchen, dining, and living area. This impressive space is designed for both everyday living and entertaining, with twin sets of double French doors that frame picturesque views over the landscaped garden and rolling fields beyond. The thoughtfully designed kitchen features a high-spec Stoves quadruple oven with a five-ring induction hob, matching extractor hood, and a spacious larder cupboard with integrated fridge—perfectly blending form and function.

A second set of steps leads to a characterful mezzanine landing, which provides access to two bright and airy first-floor bedrooms. Both rooms benefit from Velux roof lights and traditional windows that bathe the interiors in natural light. These bedrooms share a stylish interconnecting bathroom fitted with a contemporary suite, completing the upper level of this truly special home.



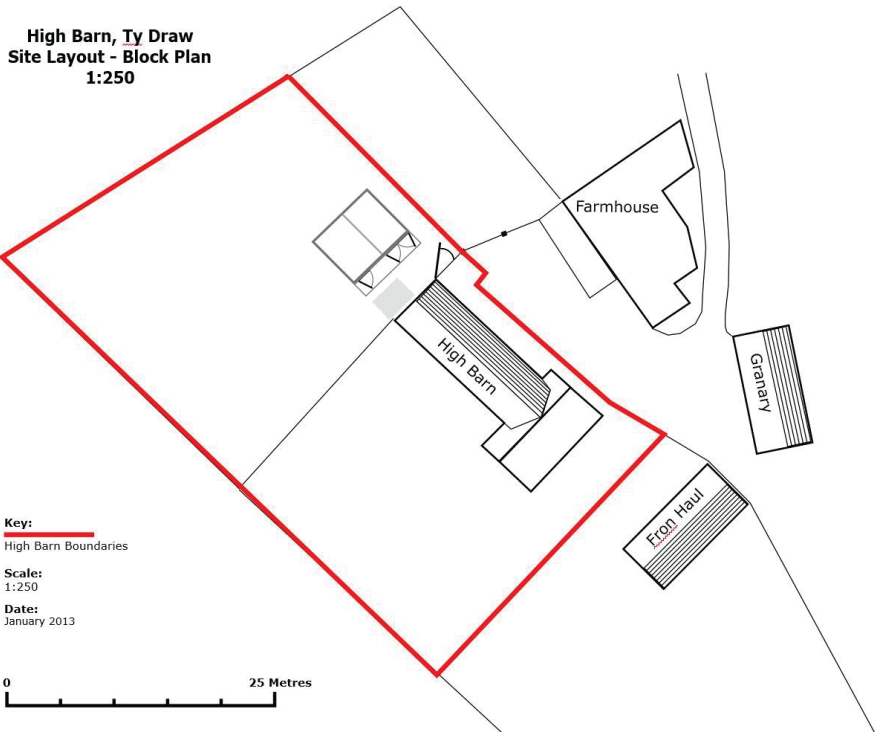
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Halls. REF: 1281802



GARDENS AND OUTBUILDINGS

Externally, High Barn is approached via an attractive former farmyard, which now forms part of a peaceful and well-maintained complex of three individual properties. A sweeping gravel driveway leads up to the barn, flanked by generous lawned gardens that are thoughtfully landscaped and interspersed with a variety of patio and seating areas—perfect for alfresco dining, entertaining guests, or simply enjoying the tranquillity of the surroundings. From various vantage points in the garden, you can take in breathtaking views across the rolling countryside, with notable landmarks such as Offa's Dyke, the surrounding Shropshire hills, and the iconic Rodney's Pillar all visible in the distance.

A standout feature of the property is the substantial detached outbuilding, which includes a double garage with power, an expansive workshop ideal for vehicle storage or a variety of hobbies, and a large loft space above, offering excellent potential for further use (subject to any necessary consents). To the side of the outbuilding, an attached potting shed provides additional storage or space for gardening enthusiasts to nurture plants year-round. Together, these facilities offer a superb level of flexibility and functionality, complementing the lifestyle offered by this exceptional countryside home.



HISTORY

High Barn was converted from a redundant stone and brick barn on a former smallholding. Originally a stone open-fronted barn of unknown date, it was filled in at the front - with brick - in the early twentieth century.

The trusses in High Barn are spectacular and some beams are believed to have been salvaged from trading ships which came up the River Severn.

CONVERSION

The conversion was completed in 2018. Some external works, including the garage, were finished a little later. Newly constructed internal walls throughout, and a new roof, mean that the advantages of an energy efficient “new build” are contained within a beautiful old building.

The roof was re-slatted with locally sourced Llangynog random slate to preserve the original character of the building.

INTERNAL WORKS

- Heating: Air Source Heat Pump. Underfloor heating throughout the ground floor. Radiators in the first floor bedrooms.
- Hot Water: Solar Thermal panels on the roof for domestic hot water.
- Broadband: Airband wireless broadband receiver and internal modem fitted. (New account required)
- EV Charging: Podpoint Electric Vehicle Charger.
- Woodburning Stove: Clearview Pioneer Oven woodburning stove

SERVICES

Private water supply from a borehole and reservoir to the three properties on the site. Minimal running costs shared between the three properties. Internal water treatment equipment. Drainage is to a 'Biopure' Sewage Treatment Plant which serves only High Barn.

COUNCIL TAX

The property is currently banded in Council Tax Band D.

RIGHTS OF WAY AND EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and/or outgoings whether mentioned in these sales particulars or not.

BOUNDARIES, ROADS AND FENCES

The purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

DIRECTIONS

WHAT3WORDS: ///rare.facelift.snack

AWARD

High Barn was awarded the "Full Award" by Oswestry and District Civic Society in 2018. Every year the Society inspect all the completed ‘new builds’ throughout a large area of North Shropshire. The “Full Award” is not presented every year, but occasionally - to particularly noteworthy projects. In the case of High Barn they stated:

“What impressed the Assessors was both the attention to detail that the owners have ensured but also the level of craftsmanship applied throughout the whole building. The creation of a very spacious and well worked home from a redundant agricultural building is an exemplar for others to follow. Details of particularly high quality are: the random slating of the roof, the retention of the original beams and trusses; internal plastering and use of appropriate materials.”



TENURE AND POSSESSION

We understand that the property is of Freehold tenure and vacant possession will be given on completion of the purchase.

ECO CREDENTIALS

Great attention was paid to maximising eco credentials during the build. High levels of insulation and energy efficient heating and hot water ensure a very comfortable and environmentally friendly home.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

