



CWMWR UCHAF BARN

HIRNANT | PENYBONTFAWR | OSWESTRY | SY10 0HP





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Oswestry 17 miles | Welshpool 21 miles | Bala 16 miles | Shrewsbury 35 miles
(all mileages are approximate)

A SUPERBLY CONVERTED 18TH-CENTURY STONE BARN IN AN ELEVATED MOUNTAIN SETTING

- Grounds extending to approximately 0.5 acres
- Six-bedroom layout with flexible accommodation
- Private terrace with panoramic views across the Berwyn Mountains
 - Over 2700 sq/ft (and the outbuildings in addition)
- Outstanding rural location on the edge of Snowdonia National Park



Oswestry Office

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Viewing is strictly by appointment with the selling agents

OVERVIEW

Cwmwr Uchaf Barn is a remarkable detached stone barn conversion, offering over 2700 sq/ft (and the outbuildings in addition) of character-filled yet modern accommodation. Set against the dramatic backdrop of the Berwyn Mountains, this former agricultural building has been thoughtfully renovated to preserve its rustic integrity while delivering a bright, flexible and luxurious living space.

The barn is approached via a shared private track which winds through open countryside and leads into a generous gravel parking area and private patio terrace. The setting is entirely unspoiled — surrounded by open hills, grazing land, and expansive skies — offering a true sense of escape.

The internal accommodation includes six bedrooms, four bathrooms, and an outstanding open-plan reception space. Ideal for multigenerational living, large families, or as a high-end holiday let, Cwmwr Uchaf Barn is an extremely rare offering in one of Wales' most tranquil locations.

SITUATION

Cwmwr Uchaf Barn is located between Hirnant and Penybontfawr, on the edge of Eryri (Snowdonia) National Park. The property enjoys far-reaching views and direct access to walking trails across the Berwyn range, making it an ideal base for outdoor pursuits including hiking, cycling, and nature-watching.

Despite the idyllic seclusion, the market town of Oswestry is within 30 minutes, offering comprehensive amenities, while Bala, Welshpool, and Lake Vyrnwy are also nearby. The area is renowned for its natural beauty, peaceful pace, and dark skies — all of which attract lifestyle buyers, artists, and holidaymakers year-round.



SCHOOLING

Primary Schooling

Cwmwr Uchaf Barn is well situated for access to a number of respected primary schools. Closest to the property is Ysgol Pennant in Penybontfawr (approximately 2 miles away). This is a Welsh-medium community school known for its inclusive ethos, strong bilingual foundation, and community-centred approach. Also nearby is Llanrhaeadr-ym-Mochnant C.P. School, a dual-stream (Welsh and English) school that serves children aged 4–11.

Secondary Schooling

For secondary education, Ysgol Llanfyllin is the nearest all-through school, catering to students aged 3 to 18. Located approximately 8 miles from Llanrhaeadr-ym-Mochnant, it offers a comprehensive curriculum and has a strong reputation for academic achievement and extracurricular activities. The school provides both English and Welsh-medium education streams, accommodating a diverse student body.

PROPERTY

Cwmwr Uchaf Barn has been sympathetically converted to offer spacious and adaptable living accommodation while retaining the charm of its 18th-century origins. The property features exposed stone walls, vaulted ceilings, and timber beams, contrasted with clean, contemporary finishes and comfortable proportions. Entry is via a glazed door leading into the heart of the home — an expansive open-plan living, dining, and kitchen space.

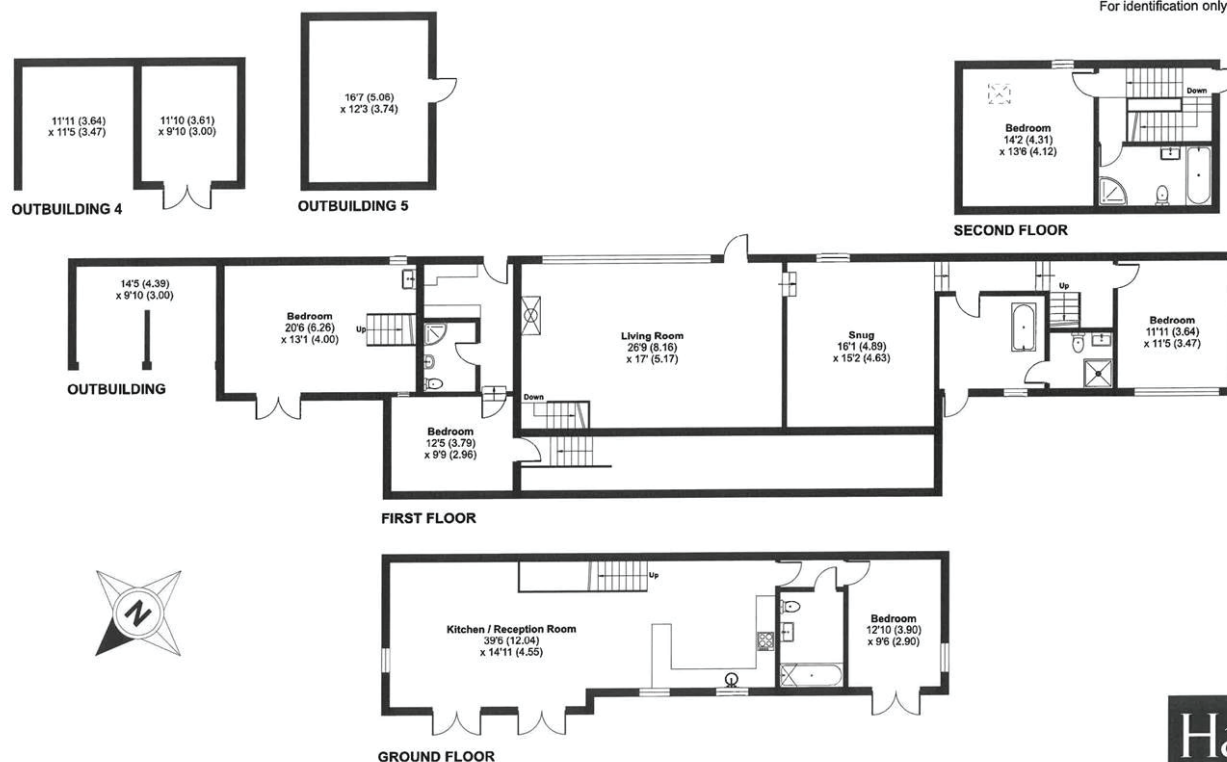
The main reception room is particularly impressive, with high ceilings, natural stone detailing, and picture windows framing the mountain views. A wood-burning stove provides a central focal point, and the layout flows seamlessly into a modern kitchen with integrated appliances and ample space for dining and entertaining.

The barn offers six bedrooms, two of which benefit from en-suite bathrooms, with the remainder served by a stylish family bathroom and a second shared shower room. Many rooms enjoy countryside views, and the overall layout suits both residential and commercial use.

The interiors are practical yet characterful, with underfloor heating in key areas, durable flooring, and high levels of natural light. The accommodation is arranged over two floors, and the configuration allows for flexible use — be it private family home, guest house, or shared holiday retreat.

Cwmwr Uchaf Barn, Hirnant Penybontfawr, Oswestry, Shropshire, SY10 0HP

Approximate Area = 2700 sq ft / 245 sq m
 Outbuildings = 1349 sq ft / 125.3 sq m
 Total = 4049 sq ft / 370.3 sq m
 For identification only - Not to scale



OUTBUILDINGS

Cwmwr Uchaf Barn benefits from ample space within the grounds for wood storage, equipment, or the potential sitting of a garden studio or workshop (subject to the necessary consents). While the barn does not include a traditional garage or detached outbuilding of its own, there is generous gravelled parking and scope to develop further outbuildings, if desired.

These flexible external spaces support a variety of uses — from leisure to practical everyday needs — complementing the barn's already versatile interior.

GARDENS

Externally, the property features a private stone-paved patio terrace, ideally positioned to take in the open views across the valley. The barn sits in approximately 0.5 acres, with a gently sloping lawn, mature plantings, and the opportunity to further landscape if desired.

Parking is available for multiple vehicles on the gravelled forecourt, and there is space for log storage or the potential addition of a garden room or studio (subject to planning consent).



METHOD OF SALE

The property is offered for sale by private treaty.

TENURE AND POSSESSION

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

LOCAL AUTHORITY

Powys County Council
The Gwalia, Ithon Rd, Llandrindod Wells, LD1 6AA

SERVICES

We understand that the property has the benefit of mains electricity. The water supply is to a private system. Drainage is to a private system. Heating is from a biomass boiler.

DIRECTIONS

From Oswestry, take the A483 south, turning right at Llyncllys Crossroads onto the B4396 towards Penybontfawr. Continue through the village and follow signs for Hirnant. After approximately 2.5 miles, turn left at the 'Upper Valley' signposted track. Proceed for 300 metres — Cwmwr Uchaf Barn sits beyond the farmhouse on the left.

What3Words: [///rekindle.challenge.shortcuts](#)

COUNCIL TAX

To be confirmed with Powys County Council. The property may currently qualify for business rates due to its use as a holiday let.

RIGHTS OF WAY AND EASEMENTS

The property will be sold subject to and with the



benefit of all existing wayleaves, easements, rights of way, and covenants, whether mentioned in these particulars or not.

There is a shared access track leading to Cwmwr Uchaf Barn and the adjoining farmhouse, which is used by both properties for vehicular and pedestrian access. Maintenance of this track may be shared on an informal or agreed basis between occupants.

Prospective purchasers are advised to satisfy themselves regarding any legal rights of access or restrictions affecting the property and to consult the title documents for full details.

BOUNDARIES, ROADS AND FENCES

The property is approached via a shared private track, which also serves the neighbouring farmhouse. Cwmwr Uchaf Barn benefits from its own defined curtilage, including a gravelled parking area and private terrace, with informal lawned boundaries bordered by open countryside.

The ownership and maintenance responsibilities for boundaries, access roads, and any shared fencing will

be clarified within the title documentation. Purchasers shall be deemed to have full knowledge of the boundaries and should satisfy themselves as to the precise ownership prior to exchange of contracts.

Neither the Vendor nor the Agent will be responsible for defining ownership of boundary features.

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.

