



Bastel Byre Tyn-Y-Celyn, Welshpool, SY21 9LA

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A fantastically situated 3 bedroom barn conversion set within a range of traditional buildings with planning permission in place for a further 6 bedroom home or ideal for alternative uses subject to permission.

Welshpool 3.6 miles- Oswestry 9.5 miles- Shrewsbury 12 miles- Aberystwyth 45 miles- Snowdonia National Park 30 miles- Chester 32 miles- Birmingham 48 miles

LOCATION

Bastel Byre Tyn-Y-Celyn Buildings sits just 3.6 miles from the delightful market town of Welshpool and is set within picturesque countryside between the River Severn and the Montgomery Canal, with views of surrounding landmarks such as the Breidden Hills and Rodneys Pillar. The Offa's Dyke walking route is nearby as is Powis Castle. The border with England lies just 3 miles to the east and the property enjoys the best of both worlds, being close to the amenities of Shrewsbury, Oswestry and Chester whilst also being within easy reach of Snowdonia National park and the Welsh Coast. The A5, which connects to the M54, M5 and M6 can be found just west of Shrewsbury. Welshpool itself offers a plentiful supply of local amenities which includes a supermarket, bakers, butcher, shops, cafes, pubs and restaurants along with excellent schools, both state and independent, nearby. Welshpool train station is less than 5 miles away and offers links to the Welsh coast in less than 1 and a half hours and Birmingham in just under 2.

ACCOMMODATION

Kitchen-

Quarry' tiled floor with exposed wall and ceiling beams together with ceiling spotlights, fitted kitchen with central island, both with commercial grade black granite worktops with timber edges, double sink and range of fitted appliances including ceramic hob. The kitchen benefits from double glazed leaded style windows with front and rear views with the rear enjoying views over the wildlife pool.

Lounge/ dining Room-

Flagstone' flooring, exposed wall and ceiling beams and twin aspect double glazed leaded windows with the rear window offering views over the wildlife pool.

Hall/ Study-

Flagstone' floor, exposed wall and ceiling beams and double glazed leaded windows overlooking the rear wildlife pool and patio. The hallway is designed such as it doubles as an additional room and has been most recently used as an office.

Master Bedroom-

Double glazed leaded style widows to front and rear, again offering views of the wildlife pool. Exposed wall and ceiling beams along with a range of built in wardrobes.

Ensuite/ Wet room-

Low level WC, shower, porcelain tiled floor with tiles on two walls. Exposed beams and double glazed window to front elevation.

Bedroom two-

Exposed ceiling beams and leaded double glazed window with views to the front.

Family Bathroom-

Low level WC, wash basin with tile splashback, panelled bath with shower over, double glazed leaded windows to front elevation, porcelain tiled floor and built in storage airing cupboard with shelves.

Bedroom three-

Exposed ceiling beams with double glazed leaded style windows.

EXTERNAL

A short driveway leads to a parking area with ample room for multiple vehicles. A gravel patio leads to the oak front door. To the rear is a feature decked patio overlooking the wildlife pool. The property sits within a peaceful rural location with views over to the Breiddens.

PROPOSED ACCOMMODATION-

Full Planning permission (ref. M97071) was granted by Powys County Council on 10 March 1997 for the conversion of the barn into a residential dwelling. This planning permission was secured when the current owner carried out significant external works. Whilst undertaking this work, the owner

submitted an application for a new scheme which was approved, and the developed wing of the property was carried out under this permission. In 2010, a further amendment was submitted to Powys County Council relating to the undeveloped wings of the property. At some point after the 2003 application, Powys County Council lost all planning records associated with the property, other than the original 1997 decision notice. It was accepted by Powys County Council that permission had been granted and secured and the 2010 amendment, to which the attached plans relate, was dealt with by email between the owners and Powys County Council. A copy of the 1997 decision notice is attached.

The amended planning permission allows for the following proposed accommodation: conversion to a spacious 5/6 bedroom family home comprising hall, reception room, dining room, kitchen, further reception room, quiet room/ study, utility, dressing room and mezzanine floor over reception hall. The owners have already undertaken substantial works to the undeveloped wing, with the floors being concreted throughout. The historic oak frame was dismantled, repaired off-site and re-erected on new foundations and the westerly wall has been taken down by hand, new foundations created and a cavity wall rebuilt with the outer wall.

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SERVICES:

Mains water, mains electricity, phone line and private drainage (sewage treatment plant) located nearby. LPG fired underfloor heating with two manifolds serving both sides of the property. The vendor advises that they are in the process of installing BT Full Fibre (FFTP) 900mb broadband making the property ideal for home working. The property also benefits from an electric vehicle charging point.

COUNCIL TAX:

Powys County Council Council Tax - Powys County Council

TENURE:

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your solicitors.

FIXTURES, FITTINGS & BUILDING MATERIALS:

By separate negotiation.

VIEWING ARRANGEMENTS:

Strictly by appointment only through Berriman Eaton and their joint rural agency partners, Madeleys Chartered Surveyors. 01952 727007

DIRECTIONS:

From Oswestry, head west on the A483 travelling through Pant and Llanymynech. Continue straight at the Four Crosses roundabout and after approximately 3 miles, take the left turn signposted with a Madeleys Chartered Surveyors direction sign and the property is located on the left after approximately 250m. From Welshpool, take the A483 signposted Oswestry and after approximately 3 miles, turn right at the Madeleys Chartered Surveyors direction sign and the property is located 250m on the left.

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