

TWLL BARN

PENTREBEIRDD | GUILSFIELD | WELSHPOOL



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Welshpool 5.3 miles | Llansantffraid 5.8 miles | Oswestry 14 miles | Shrewsbury 23 miles
Birmingham 71 miles | London Euston 2 hour 24 minutes
(Distances and time approximate)

**A truly exceptional and exquisitely converted
17th-Century threshing barn in a spectacular rural setting**

Exceptional 17th-century barn conversion with luxury finish
Striking open-plan living with vaulted ceilings and glazing
High-quality interiors with underfloor heating and oak features
Elegant bespoke kitchen with central island
Three en suite double bedrooms, including principal suite
Detached annexe with fourth en suite bedroom
Set in approx. 4 acres with gardens and paddocks
Peaceful rural setting with far-reaching views



LOCATION & SITUATION

Set amidst the unspoilt beauty of the Mid Wales countryside, Twll Barn enjoys an idyllic and private position at the end of a quiet country lane. Surrounded by rolling farmland and with far-reaching views towards the hills beyond, the setting offers a true sense of tranquillity and seclusion.

Despite its peaceful rural location, the property remains conveniently placed for access to local amenities. The market town of Welshpool and the village of Llansantffraid are both within approximately six miles, offering a range of everyday facilities. The larger centres of Oswestry and Shrewsbury provide a more extensive selection of shopping, dining, and leisure opportunities.

Road: The A483 provides access to Welshpool, Oswestry and Wrexham, linking to the wider North West motorway network, with the A5 connecting to Shrewsbury, Telford and onward to Birmingham and the Midlands business centres.

Rail: Welshpool and Shrewsbury stations offer connections to Birmingham New Street, which provides a regular service to London Euston in approximately 1 hour 20 minutes.

Air: Birmingham Airport 80 miles, Manchester Airport 74 miles, Liverpool John Lennon Airport 65 miles.

Schools: There are a number of well-regarded schools in the surrounding area within both the state and private sectors including Welshpool High School, Llanfyllin High School, Oswestry School, Packwood Haugh and Moreton Hall.

Sporting: A wide range of leisure activities are available nearby, with golf at Welshpool and Llanymynech, horse racing at Bangor-on-Dee, Chester and Ludlow, shooting in the surrounding countryside and a variety of local cricket and rugby clubs.



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Twll Barn is a remarkable 17th-century threshing barn, exquisitely converted to combine historic character with contemporary luxury. Showcasing an impeccable standard of craftsmanship throughout, the property features underfloor heating, solid oak doors, Jim Lawrence lighting and ironmongery, and a bespoke oak staircase, all contributing to a home of outstanding quality and design.





THE ACCOMMODATION

At the heart of the property lies a breathtaking open-plan living and dining space, defined by soaring ceilings and dramatic floor-to-ceiling glazing with electric blinds. A Rais log burner provides a striking focal point, while the interior design thoughtfully incorporates locally sourced materials, perfectly complementing the far-reaching panoramic views across the Powys hills.

The elegant Tom Howley kitchen is both stylish and highly functional, centred around a generous island and equipped with a Quooker tap and premium Fisher & Paykel appliances, including a range cooker and American-style fridge freezer.

This space flows seamlessly into a magnificent vaulted dining area, where original beams add warmth and character.

The main barn offers three beautifully appointed double bedrooms, each with its own luxurious en suite, blending refined aesthetics with everyday comfort. The principal suite is particularly impressive, featuring a bespoke open-plan layout and a spa-inspired ambience, complete with a sculptural stone bath and tactile, high-end finishes.

Designed with wellness and privacy in mind, a fourth en suite bedroom is located within a superb detached annexe. Currently utilised as a private gym and yoga studio, this versatile space provides a tranquil retreat for guests or alternative use.

Twll Barn presents a rare opportunity to acquire an exceptional rural sanctuary of the highest calibre, set within a truly idyllic landscape.









Approx. Gross Internal Floor Area
Main House = 1883 sq. ft / 175.01 sq. m
Garage = 592 sq. ft / 55.09 sq. m
Outbuilding = 464 sq. ft / 43.11 sq. m
 FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE





GARDENS & GROUNDS

The property is set within approximately 4 acres of beautifully maintained grounds. A substantial terrace provides the perfect setting for alfresco dining and entertaining, complete with BBQ area, seating, and expansive lawn ideal for recreation or relaxation. The surrounding countryside offers immediate access to superb walking and cycling routes.

The detached annexe currently serves as a gym and studio; however, planning permission (Application Ref: 20/1277/HH) was granted for the erection of a detached garage and office, including the change of use of agricultural land to additional domestic curtilage. A handcrafted three-bay oak carport provides covered parking and useful storage, while two paddocks to the front offer excellent grazing land.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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

SERVICES

We understand the property has mains water and electricity. Private drainage via sewage treatment plant. Under floor heating. EV charging point. None of these services have been tested.

LOCAL AUTHORITY

Powys County Council, Powys County Hall , Spa Road East, Llandrindod Wells, Powys, LD1 5LG. Tel: 01597 827460

COUNCIL TAX

Council Tax Band – F

EPC

Rating – D

DIRECTIONS

What3Words ///knees.regularly.scared

From Welshpool, proceed north on the A490 and continue for several miles. Turn right towards Pente'r Beirdd and follow the lane for a short distance, where the entrance to Twll Barn will be found ahead.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items. Please note, the audio-visual equipment is not included in the sale.

RIGHTS OF WAY & EASEMENTS

A track runs between the paddocks providing access to neighbouring land. A public footpath crosses part of one paddock, and a bridleway runs to the rear of the barn; however, the current owners advise that the bridleway is rarely, if ever, used. The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & 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.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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