

BARN THREE

UPPER PEN-Y-GELLI | KERRY | NEWTOWN | POWYS | SY16 4LX







High quality four bedroom barn conversion in a peaceful rural setting with lovely views towards the Welsh hills, just minutes from Kerry and well placed for Newtown and Welshpool. Designed for modern living, it offers a spacious open plan kitchen–diner and lounge with log burner, a versatile ground floor office/bedroom/play room with shower room and bright first floor bedrooms with stylish bathrooms. Outside, there is gated parking, a sheltered sun trap seating area and a neatly landscaped garden with lovely open countryside views. NO UPWARD CHAIN

£375,000



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- **Quality Four Bed Barn Conversion**
- **Luxurious and flexible open plan living**
- **Lovely views**
- **Gated parking**
- **Peaceful rural location**
- **No upward chain**

SITUATION

Situated in a peaceful rural setting, the property enjoys lovely, far reaching views across the Montgomeryshire countryside and towards the Welsh hills. Access is via a private gravelled driveway, shared with six neighbouring dwellings, offering an appealing balance of privacy and a small, friendly community.

The village of Kerry is just a five minute drive away. Positioned on the A489, 2.8 miles south east of Newtown, Kerry provides a useful range of local amenities including two pubs, a church, village hall, bowling green, post office, village store, and a primary school.

A wider choice of shops, services and leisure facilities can be found in Newtown and Welshpool, both of which have train stations on the Cambrian railway line, offering convenient connections across Wales and into England.



DESCRIPTION

This immaculate, high quality barn conversion has been perfectly designed for those who appreciate luxurious open plan living.

The impressive kitchen–dining area flows seamlessly into a generously proportioned lounge, creating a striking sense of depth and space ideal for modern living and entertaining. Abundant natural light enhances the room's warmth, complemented by a feature log burner capable of heating the entire home on winter evenings.

If preferred, the layout offers potential for the kitchen–diner to be separated from the lounge, offering flexibility to suit different lifestyles.

The ground floor office provides excellent versatility; perfect as a dedicated workspace, hobby room, or even as an additional bedroom, thanks to the adjacent shower room.

A well designed utility area enjoys beautiful countryside views, making it an inviting spot to pull up a stool and perch with a laptop or morning coffee.

The property's layout creates a natural distinction between the living spaces and the first floor bedrooms. A spacious hallway with understairs storage leads to the staircase and provides access to the rear garden.

Upstairs, the landing and all bedrooms benefit from excellent natural light. Both the family bathroom and the principal bedroom's ensuite offer luxurious finishes, each featuring a bath with shower over, creating relaxing and stylish spaces.





EXTERNALLY

The property originally offered gated parking for multiple vehicles, however, part of this area has been thoughtfully transformed; a sheltered sun trap seating area has been created, beautifully framed by the warmth of the original brick walls that create a charming spot to sit and relax, long after the sun has set.

A neat lawn with shrub borders and a herbaceous divide provides natural screening, ensuring any parked vehicles remain discreetly out of sight.

There is ample visitor parking immediately outside the gated entrance.

To the rear, the garden is accessed from both the hallway and the ground floor office/bedroom/play room. It is laid mainly to lawn with established shrubs and features two private seating areas, allowing you to follow the sun throughout the day. The garden enjoys lovely open views, enhancing the sense of peace and privacy.

SCHOOLS

The property is well placed for access to local schooling, with St Michael's Primary School in Kerry just over a mile away, and a choice of further primary options in nearby Newtown, including Ysgol Dafydd Llwyd, Ysgol Calon y Dderwen, and Penygloddfa Primary School.

Secondary education is available at Newtown High School, while Brynllywarch Hall School in Kerry provides specialist provision.

Additional independent and all through options, such as OneSchool Global Newtown Campus, are also within easy reach, making the location convenient for families seeking a range of educational settings

SERVICES

Mains electricity, private water (bore hole) & private drainage (shared) and gas central heating are connected at the property.
Community fee is payable for common parts.
None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

DIRECTIONS

Postcode for the property is SY16 4LX

What3Words Reference is magazines.century.partners

VIEWINGS

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

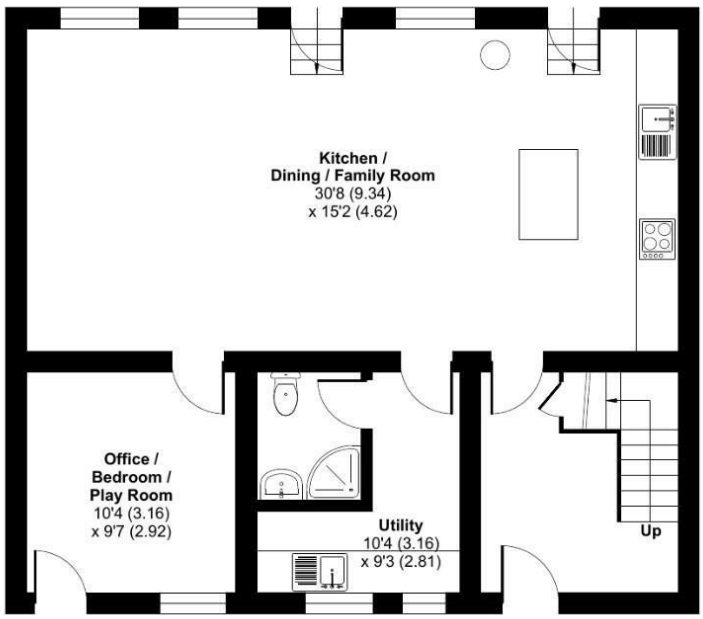
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES

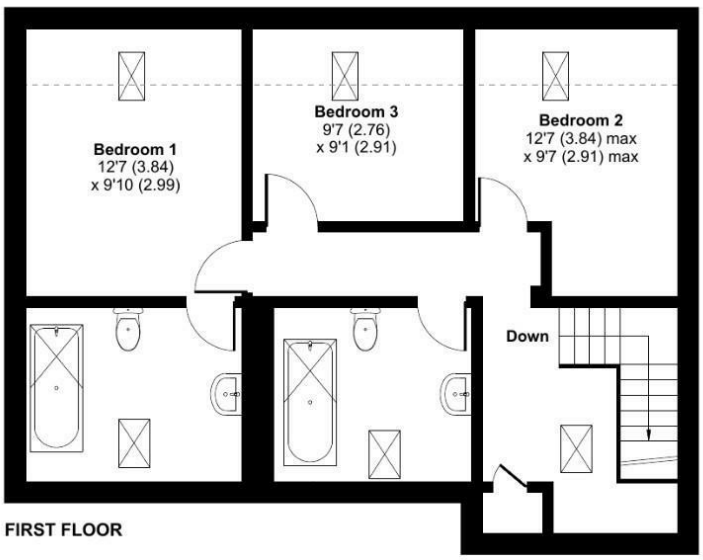
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 1350 sq ft / 125.4 sq m
Limited Use Area(s) = 137 sq ft / 12.7 sq m
Total = 1487 sq ft / 138.1 sq m
For identification only - Not to scale

Denotes restricted head height

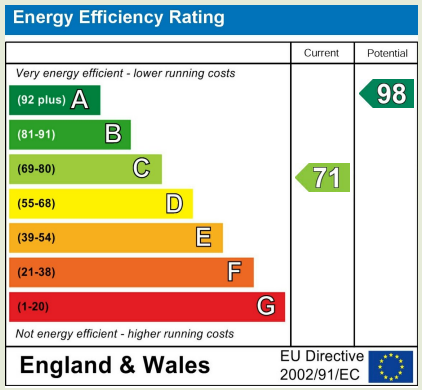


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1467437



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Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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WELSHPOOL SALES
14 Broad Street | Welshpool | Powys | SY21 7SD
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