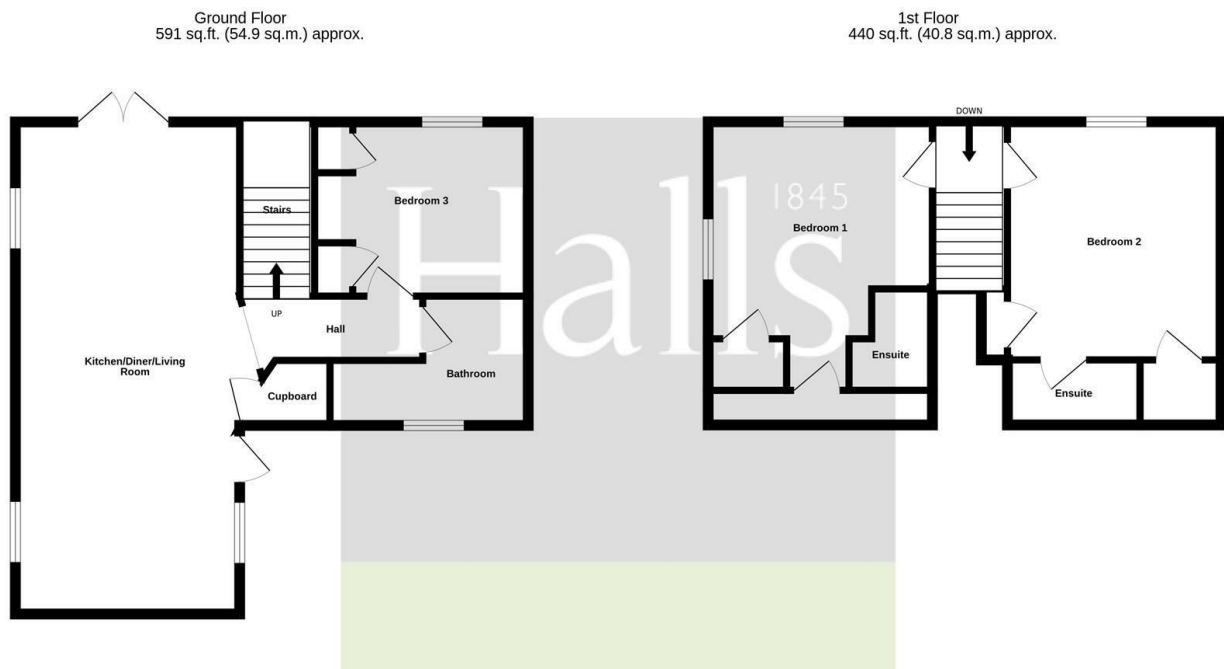


TO LET

Winllan Barn Llansantffraid, Llansantffraid, Powys, SY22 6TP



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO LET

£995 PCM

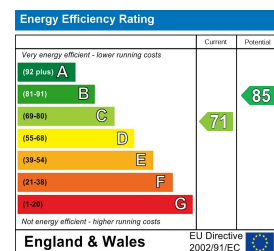
Winllan Barn Llansantffraid, Llansantffraid, Powys, SY22 6TP

Winllan Barn is a beautifully converted semi-detached rural property set in the peaceful countryside near Llansantffraid, offering a perfect blend of character, space, and modern comfort. Nestled in a tranquil setting with far-reaching countryside views, this charming barn conversion provides generous living accommodation ideal for families or professionals seeking a quiet lifestyle retreat.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Lettings
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpoollettings@hallsgb.com



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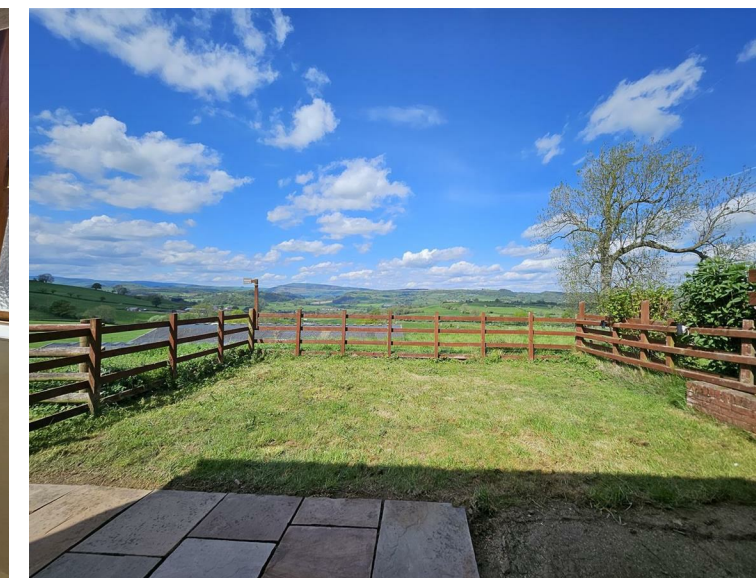
1 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Spacious open-plan kitchen, dining and living area with far-reaching countryside views
- Three bedrooms, including ground floor bedroom/home office
- Two ensuite shower rooms plus ground floor bathroom
- Private rear garden and useful external storage shed
- Off-road parking for two vehicles
- Oil-fired central heating throughout

Rental Terms

Rent: £995 per calendar month.
 Deposit: £1148
 Minimum 6 month tenancy.
 First month's rent and deposit payable in advance.

Services

Mains electricity and water are connected at the property.
 Private Drainage (Septic Tank).
 Oil fired central heating.
 None of these services have been tested by Halls.
 Powys County Council - Tax Band 'D'
 EPC Rating - C

Viewing

Strictly by appointment only with the selling agents:
 Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
 Tel No: 01938 555552 Email: welshpool@hallsgb.com

Directions

Postcode for the property is SY22 6TP

What3Words Reference is batches.unheated.boldest

Accommodation

Accommodation comprises a spacious open-plan kitchen/dining/living room enjoying far-reaching countryside views, creating a bright and welcoming living space ideal for modern family life. An inner hallway provides access to a useful storage cupboard, ground floor bathroom, and a versatile ground floor bedroom which could also be used as a home office or study.

Stairs lead to the first-floor landing where there are two further double bedrooms, both benefiting from ensuite shower rooms.

Externally, the property offers a private rear garden, useful storage shed, and off-road parking for two vehicles. The property also benefits from oil-fired central heating.