

8 Nantcribba Barns, Forden, Welshpool, Powys,

SY21 8NW Offers in the region of £450,000

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A beautifully presented grade II listed barn conversion situated within a select development about 5 miles south of Welshpool. This immaculate conversion has been finished to a high standard including oak doors and skirtings, underfloor heating on the ground floor, a very well-equipped kitchen breakfast room and well-fitted en-suites and family bathroom suite. The well-appointed accommodation briefly comprises: entrance dining hall, cloakroom, kitchen breakfast room, spacious landing, four bedrooms (two bedroom with en-suite facilities) and a family bathroom. The barn has a low maintenance garden to the front including gravel and paved areas which leads to the side garden which is mostly lawn with fantastic far reaching views over miles of countryside towards Corndon Hill. Parking space is located to the front of the barn. Viewing is highly recommended to fully appreciate this impressive family home.



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Entrance Dining Hall/Room
19'4" x 17'3" (5.9m x 5.26m)
Views of distant countryside, paved floor, under stairs cupboard.



Living Room
19'4" x 17'3" (5.9m x 5.26m)
Feature fireplace, marvellous far reaching views, oak floor.



Cloakroom
WC, wash basin, heated towel rail, extractor fan, paved floor.

Kitchen Breakfast Room
19'2" x 15'2" (max) (5.84m x 4.62m (max))
A range of wall and base units, granite work surfaces, magnificent far reaching views, 'Rangemaster' cooker, American style fridge freezer, built in 'Neff' microwave, built in 'Siemens' coffee machine, Belfast style sink, breakfast bar, built in dish washer, wine fridge, paved floor, door to garden.



Utility Room
A range of wall and base units, sink and drainer, space and plumbing for washing machine, space for tumble dryer, paved floor.

Landing
Superb views, seating area, airing cupboard, radiator.



Master Bedroom
19'2" x 13'4" (5.84m x 4.06m)
Stunning far reaching views, vaulted ceilings with exposed timbers, radiators.





En-Suite
WC, wash basin, shower cubicle with wall mounted shower, extractor fan.

Bedroom Two
19' x 10'4" (5.8m x 3.15m)
Wonderful views, vaulted ceiling with exposed timbers, radiators.



En-Suite Two
WC, wash basin, shower cubicle with wall mounted shower, extractor fan, tiled floor, exposed timbers, heated towel rail, views of distant countryside.



Bedroom Three
14'7" x 9'8" (4.45m x 2.95m)
Terrific views, exposed timbers, radiator.



Bedroom Four
9'4" x 8'6" (2.84m x 2.6m)
Fantastic views, exposed timbers, radiator.

Family Bathroom
9'5" x 7'5" (2.87m x 2.26m)

WC, wash basin, free standing bath, superb views, shower cubicle with wall mounted shower, heated towel rail, tiled floor, extractor fan, exposed timbers.



Outside
Gravel parking space is located to the front of the building as well as a fenced gravel area ideal for seating and al fresco dining. Another gravel area is situated to the rear and provides further space for outside seating. A side garden comprises mostly of lawn and there are superb far reaching views of distant countryside.



Maintenance/Communal Service Charge
Estimated at £500 pa.

Services: Mains electricity and water. Shared private drainage.

Heating: Shared LPG heating.

Note: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

Tenure: Freehold

Council Tax: Band F

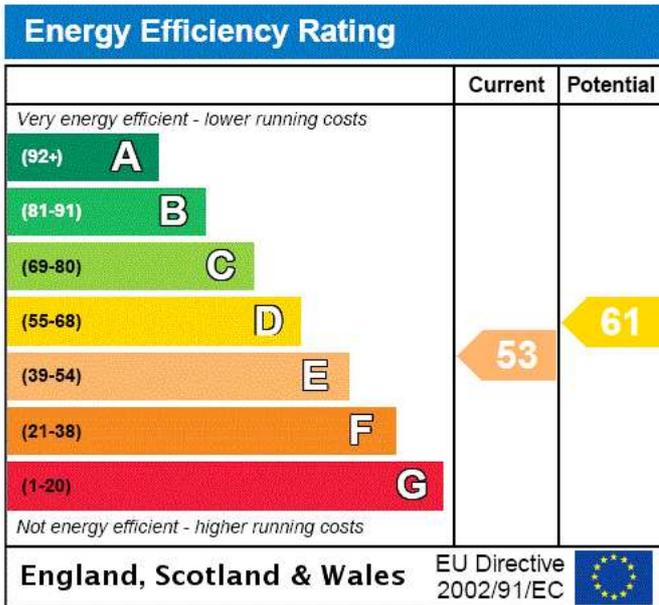
Directions: Using the app 'what3words' type in:
width.translated.siesta

Viewing: By appointment through Selling Agents -
McCartneys LLP - 01938 531000

Opening Hours: Mon-Fri: 9:00 am - 5:00 pm Sat: 9:00
am - 12:00 pm

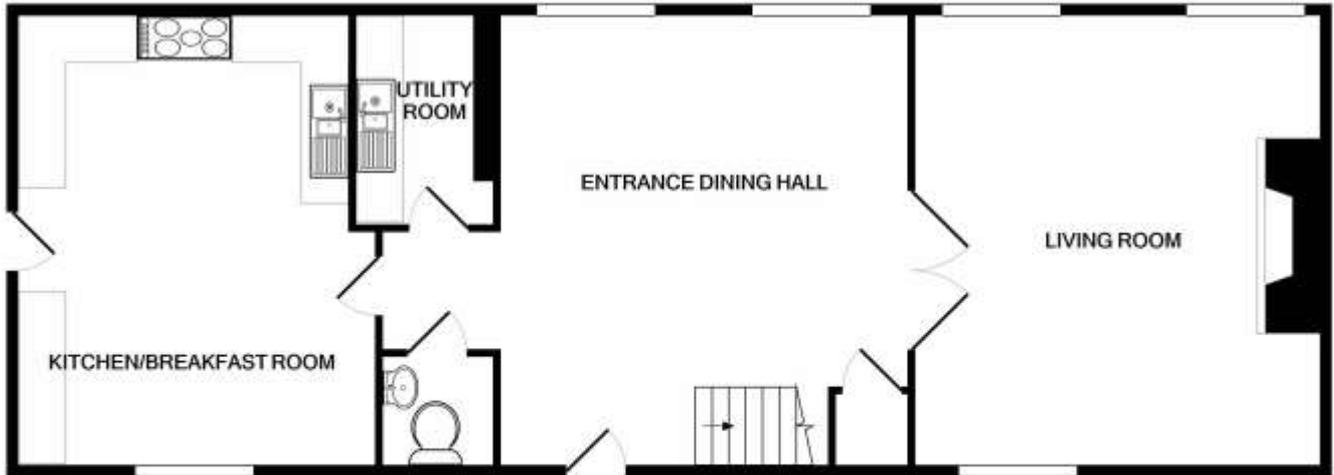
Details: Last Updated 28 September 2021

Notice: All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars. Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property. MCCARTNEYS LLP REGISTERED OFFICE: The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA. REGISTERED NO: OC310186

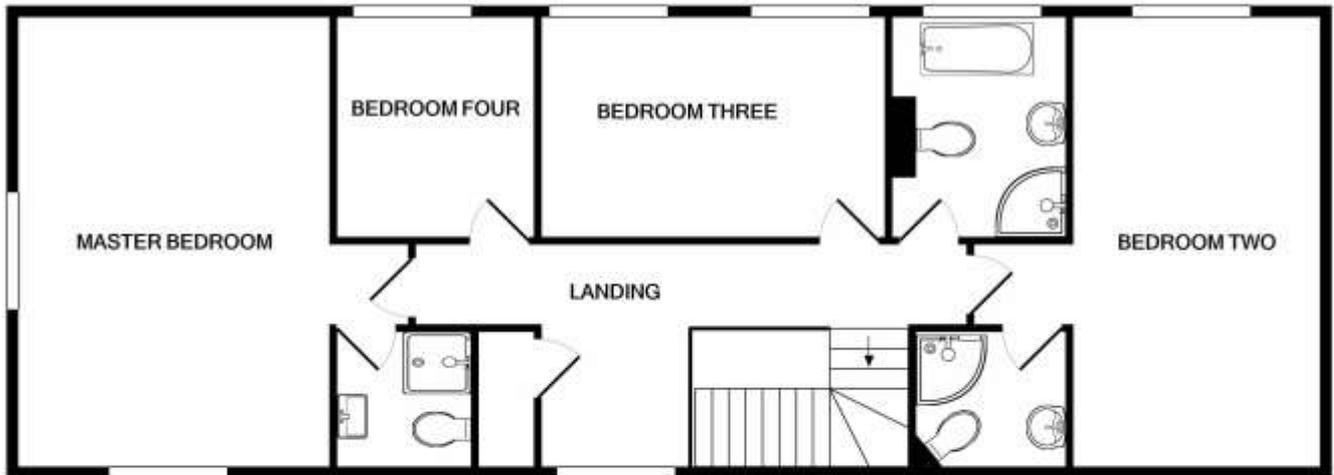




McCartyneys
Since 1874



GROUND FLOOR
APPROX. FLOOR
AREA 1055 SQ.FT.
(98.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1059 SQ.FT.
(98.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2114 SQ.FT. (196.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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