



MORRIS
MARSHALL
POOLE

10 Nantcribba Barns, Forden

Welshpool, Powys, SY21 8NW

Asking Price: £360,000

The property is set within a prestigious and select development of similar homes and provides for a well presented Grade II Listed converted barn which offers a perfect blend of character and modern appointments. The property retains charming period features whilst providing a contemporary lifestyle in this sought after location.

The spacious and well laid out accommodation has a welcoming Entrance Hall off which is a convenient ground floor Cloakroom with a 2 piece suite and built-in storage cupboard. The stylish Kitchen with Dining Area is perfectly designed for everyday living and entertaining, being well fitted with a matching range of wall and base units with sink unit, integrated oven, hob and extractor as well as an integrated dishwasher and fridge freezer together with plumbing for a washing machine. The imposing Sitting Room has a wealth of exposed beams and brickwork which is complimented by an electric stove. There is ample space for relaxation as well as the opportunity to have an additional formal dining area.

On the first floor are the 3 Double Bedrooms, one of which has an En-Suite Shower Room with cubicle, W.C. and wash basin. Off the second Double Bedroom there is access to an internal balcony overlooking the courtyard. There is also a third Bedroom or Home Office complete with the Family Bathroom which has a free standing bath, separate shower cubicle, wash basin and W.C.



- A Grade II Listed Barn Conversion set within a Prestigious and Select Development
- Retaining Period Character with Modern Appointments, 3 Double Bedrooms one with En-Suite, Family Bathroom, Tastefully Appointed Kitchen/Dining Room with Integrated Appliances, Separate Sitting Room, Ground Floor Cloakroom and built-in storage cupboard
- Front and rear Garden Areas off-set by the estate railings
- Convenient yet rural location with Stunning Surrounding views over Countryside
- Energy Efficiency Rating: 56 (D) (Expires: 14/10/2029)



OUTSIDE

To the front of the property is the allocated parking area with estate railings to a front garden with lawn, being an ideal space for container gardening aswell as alfresco dining and entertaining. To the rear of the property estate railing off-set a further lawned garden and a terrace.

SERVICES

Mains electricity, Water, Drainage. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

COUNCIL TAX

Band 'E' (Powys County Council).

TENURE

Freehold.

DIRECTIONS

From Welshpool, travel south on the A483 for Newtown. On reaching the roundabout at Sarn-Y-Bryn Caled take the first exit (A490) for Churchstoke. Proceed through the village of Forden turning left signposted Marton/Churchstoke, after a short distance, take the right for Nantcribba Barns where the property is located in the barn conversion development.

What3words://cure.titles.important

LAND REGISTRY NUMBER CYM821949

VIEWING & NEGOTIATIONS All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

MORTGAGE SERVICES Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

FLOOD RISK (PER NRW)

Flooding from Rivers – very low risk – risk less than 0.1% chance each year.

Flooding from Sea – very low risk – risk less than 0.1% chance each year.

Flooding from Surface Water and small watercourses – high risk – risk greater than 3.3% chance each year.

BROADBAND AND MOBILE SIGNAL

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>









FLOORPLANS

10 Nantcribba Barns

Approximate Gross Internal Area
1658 sq ft - 154 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.