



MORRIS
MARSHALL
POOLE

19 Nantcribba Barns, Forden

Welshpool, Powys, SY21 8NW

Asking Price: £325,000

19 Nanteribba Barns is a thoughtful and tastefully converted barn providing for deceptively spacious accommodation arranged over 3 floors. The property has the benefit of LPG Fired Central Heating and Sealed Unit Double Glazing and viewing is highly recommended to appreciate both the standard of accommodation and high specification afforded. The property seamlessly blends contemporary living with a very practical layout complimented by the superb original features and period detailing contained within.

The fully glazed front entrance door with adjoining full height glazed side screen leads into the welcoming Entrance Hall with Oak floor and a character boarded ceiling with ground floor Cloakroom having a 2 piece suite and useful downstairs store. The impressive Open Plan 'L' Shaped Living Space has a Sitting Room with Oak floor and French doors leading out onto the front courtyard. An Oak surfaced peninsular island for informal dining leads to the fully fitted Kitchen with a stylish range of Shaker style units having an induction hob, double eye level oven and grill, integrated fridge freezer, dishwasher and washing machine with a continuation of the Oak floor and a window overlooking the rear garden to the views beyond.

On the first floor off the landing there are 2 Double Bedrooms, one of which faces the front and one to the rear with exposed feature brick walls and beams, and the Bedroom at the rear houses the airing cupboard. The Family Bathroom has a large walk-in shower enclosure with mixer shower, vanity wash basin, low level W.C. and panelled bath.

On the second floor is the Main Bedroom Suite, a Double Bedroom and adjoining Dressing Room having exposed purlins, vaulted ceiling and an En-Suite Shower Room with a quadrant cubicle, vanity wash basin and W.C. Also on this level is a useful Work Room/Office.



- A Stunning Grade II Listed 3 Bedroom Barn Conversion of Character
- Accommodation arranged over 3 floors with LPG Fired Central Heating and Sealed Unit Double Glazing
- Wealth of Original Features and Period Details, Contemporary Open Plan Living Space
- Sitting and Dining Areas and a fully fitted Kitchen with Integrated Appliances, Useful Understairs Store and Cloakroom, 2 First Floor Bedrooms and a Family Bathroom complete with Store Room/Office
- Second Floor Bedroom Suite with Double Bedroom, En-Suite Shower Room and Dressing Room
- Cottage Style Lawned Garden at the rear and front Courtyard with estate railings
- Internal Inspection Highly Recommended
- Prestigious Development of Similar Properties in a Convenient Location Surrounded by Spectacular Countryside
- Energy Efficiency Rating: 60 (D) (Expires: 27/11/2029)



OUTSIDE

To the front of the property is a courtyard style garden off-set by estate railings creating a superb alfresco dining area and suitable for containers and pots. To the rear of the property is a cottage style garden laid to lawn with surrounding shrubbery.

SERVICES

Mains electricity, Water, Drainage, Oil fired central heating. **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://part.eruptions.intruding

LAND REGISTRY NUMBER CYM880169 – Pending transfer of part

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

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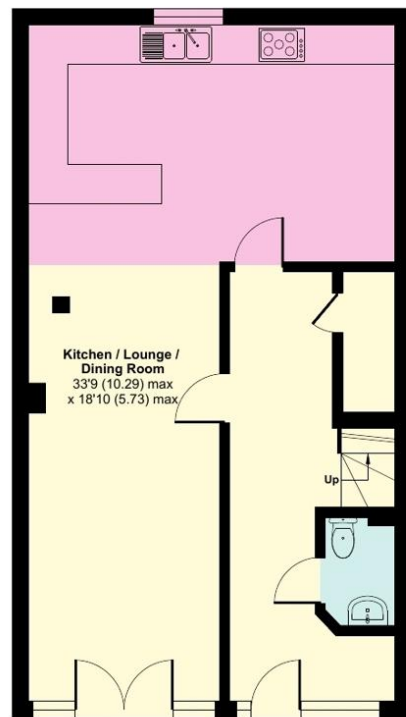
Approximate Area = 1744 sq ft / 162 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

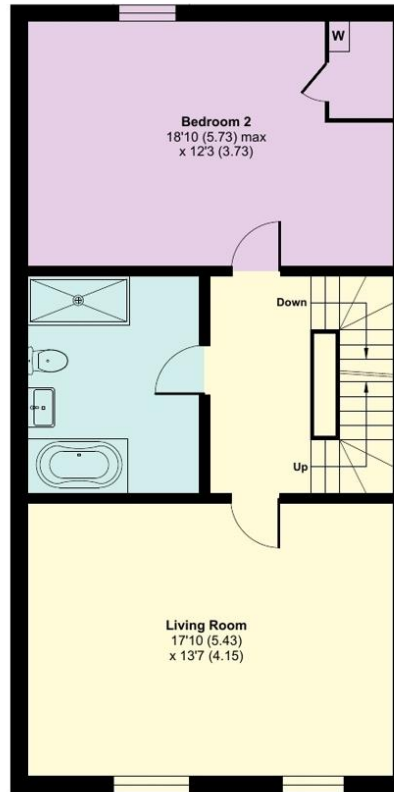
Total = 1801 sq ft / 167.2 sq m

For identification only - Not to scale

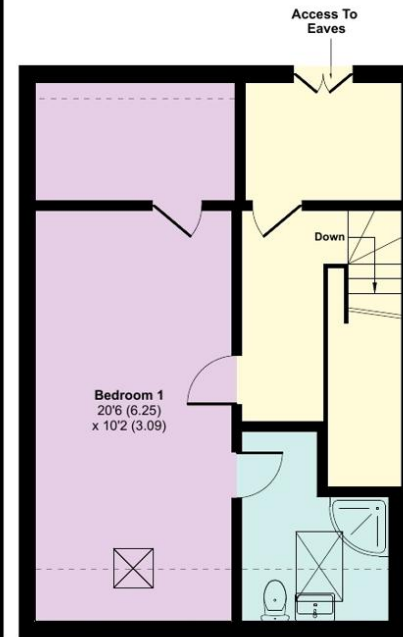
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Morris Marshall & Poole. REF: 1360696

