



Barn Two
Cwmllwydion | Llandinam | Powys | SY17 5DJ

BARN TWO





KEY FEATURES

Welcome to Barn Two at Cwmllywdion, a beautifully restored historic barn that has been thoughtfully transformed by the current owners into a stylish and contemporary home of exceptional quality. The conversion has been carried out with great care and attention to detail, seamlessly blending modern design with the building's original character and charm.

The ground floor offers an impressive open-plan living space, creating a bright and welcoming environment ideal for both everyday living and entertaining. Upstairs, the property provides three well-proportioned bedrooms, each complemented by its own bathroom, delivering comfort, privacy, and flexibility for family living or hosting guests.

Accessed via its own private gated entrance, Barn Two benefits from ample parking and generous turning space. The outdoor area includes a level lawn and a paved patio, perfect for alfresco dining, relaxing, or accommodating a hot tub to further enhance the lifestyle appeal.

Combining countryside tranquillity with high-end finishes and modern conveniences, Barn Two at Cwmllywdion offers a rare opportunity to enjoy a luxurious rural retreat without compromise—ideal as a primary residence, holiday home, or investment property.





BARN TWO

Ground Floor: The open-plan ground floor is a triumph of contemporary design, seamlessly integrating the kitchen, dining area, and living room. At the heart of the kitchen is a stylish breakfast bar, perfect for casual dining. The kitchen is fitted with high-end appliances, including an integrated microwave, dishwasher, fridge freezer, ceramic sink, range cooker, and a wine chiller all thoughtfully designed to ensure functionality meets style.

This bright, open space extends into the dining area and flows effortlessly into the living room, where a feature log burner, set within a rustic brick surround, invites cozy evenings in during the colder months. For added convenience, the utility room on the ground floor houses the washing machine and tumble dryer, and includes a WC for practical everyday use.















First Floor: Upstairs, you will find three generous double bedrooms, two of which boast en suite shower rooms. The family bathroom is equally luxurious, offering a relaxing retreat. Throughout the upper floor, an abundance of natural light pours through the Velux windows, highlighting the charming oak beams. These touches give the space a unique character that perfectly complements the modern amenities.













SELLER INSIGHT

“Living at this property has been an incredible experience. We discovered it 8-9 years ago when it was just a derelict barn, and over the course of four years, we meticulously transformed it into a beautiful, high-spec barn conversion whilst retaining the original features such as the Welsh slate and original wood timbers. The journey started with converting Barn 2, where we lived while completing the larger Barn 1. The effort was well worth it, as we now enjoy a home that seamlessly blends modern design with the charm of its historic roots.

What initially drew us here were the breathtaking, far-reaching views over the Severn Valley. The peaceful surroundings, combined with the spectacular natural scenery, make it feel like a retreat every day.

It would be a perfect place to raise a family. The area is incredibly family-friendly, with outstanding primary and secondary schools nearby in Llanidloes and Caersws, as well as parks in both villages. The sense of community in these nearby villages is rare and vibrant, making it a wonderful place to be part of.

Commuting is easy, too. The train station is just a five-minute drive away, offering direct links to the Cambrian Coast, Shrewsbury, and Birmingham. A reliable local bus network adds to the convenience.

What we love most about living here is the peace and tranquillity. We've come to cherish the quiet mornings when the sun rises and casts a soft light over the trees lining the dingle. Evenings are equally magical with incredible sunsets.

Now, as we prepare to move on, we realize just how much we'll miss this place. The property has become too large for us, and we're looking for something smaller, but we'll always treasure the memories*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP OUTSIDE

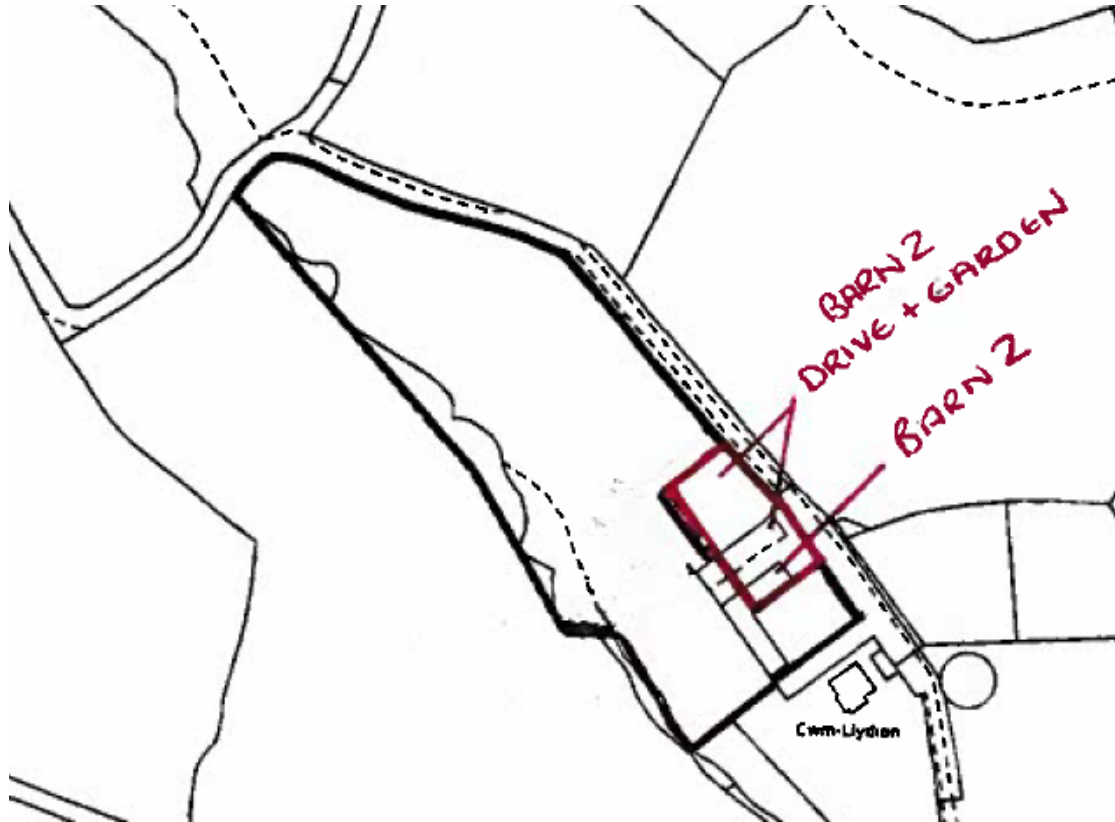
Gates open onto a spacious gravel driveway, providing ample parking for vehicles and creating an attractive approach to the property. The outdoor space has been thoughtfully arranged to maximise enjoyment of the surrounding countryside, with a generous patio area that is ideal for alfresco dining, entertaining guests, or serving as the perfect spot for a hot tub to relax and take in the far-reaching rural views. Beyond the patio, a lower tier of the garden is laid to lawn, offering a level and versatile space ideal for leisure, recreation, or simply enjoying the peaceful outdoor setting.

LOCATION

Llandinam is a picturesque village nestled in the heart of Mid Wales, offering a tranquil rural lifestyle with easy access to nearby towns and attractions. Located along the scenic River Severn, it is just 6 miles from Newtown, a bustling market town with shops, schools, and excellent transport links. A 45-60 minute drive east takes you to Shrewsbury, a historic English town known for its medieval architecture, vibrant cultural scene, and extensive shopping. To the west, the stunning Welsh coast is about an hour away, with Aberystwyth providing beautiful beaches, a lively promenade, and dramatic coastal views. Llandinam's location offers the perfect blend of peaceful countryside living with convenient access to urban amenities and coastal escapes.



INFORMATION



Mains electricity & solar panels.

Mains water. There is a pressurised system & pump with a 480 tank for water storage, with a constant supply of high pressure hot water. There is also an electric immersion water heater.

Private drainage (shared septic tank with Barn 1).

Heating: Grant Vortex Eco Oil boiler – Heats hot water, radiators upstairs & downstairs. There is zoned underfloor heating with high quality porcelain tiles covering. Hamlet 6KW Wood Burner.

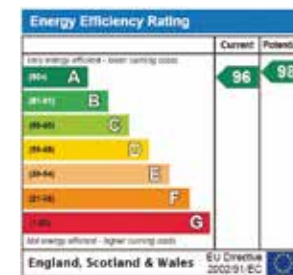
Telephone Lines- BT Full Fibre Internet & EE network available.

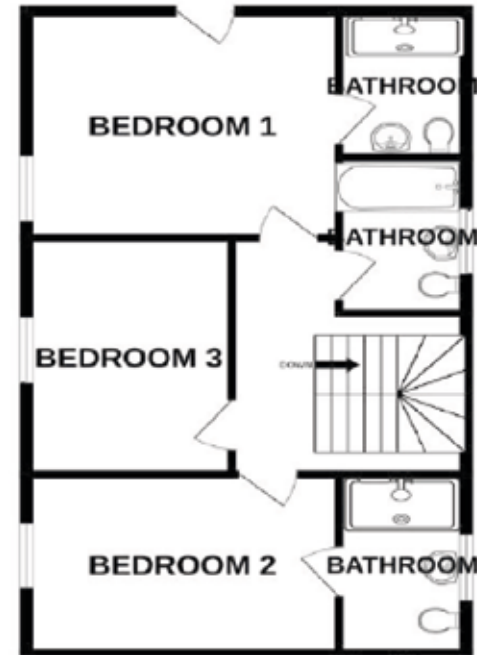
Tenure: Freehold.

Council Tax: Band F

Directions: Using the app What Three Words type in: pins,conveys,resonates

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Offers over £400,000



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THE FINE & COUNTRY
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