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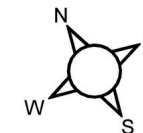
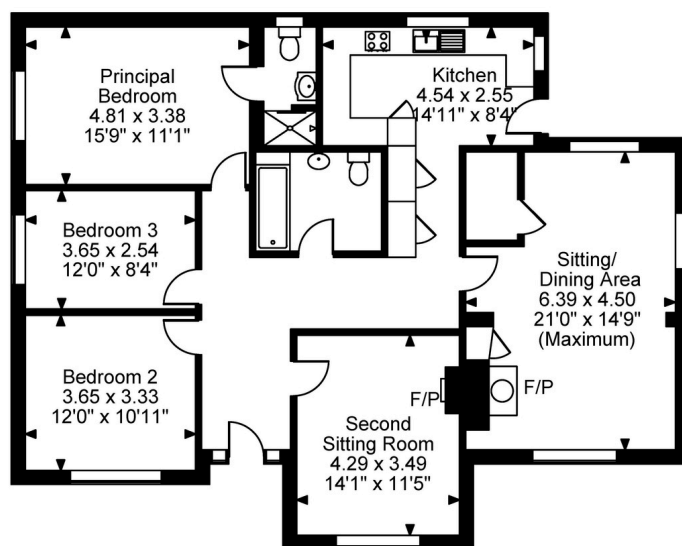
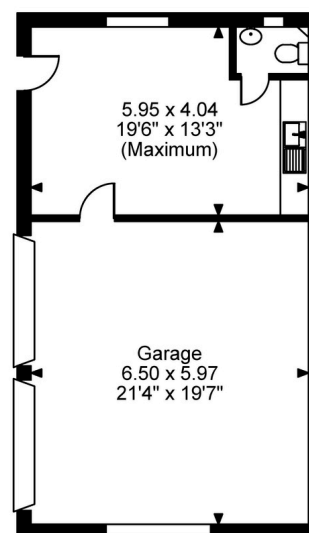
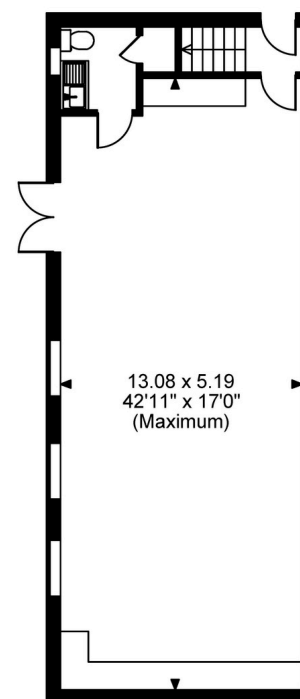
Kerry | Newtown | Powys | SY16 4DY

Balfours
PROPERTY PROFESSIONALS

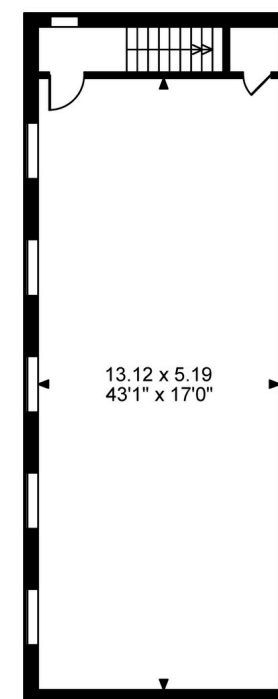




Ail Dy, Kerry, Newtown
Approximate Gross Internal Area
Main House = 1360 Sq Ft/126 Sq M
Garage = 416 Sq Ft/39 Sq M
Outbuilding = 1833 Sq Ft/170 Sq M
Total = 3609 Sq Ft/335 Sq M



Barn Ground Floor



Barn First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Kerry | Newtown | Powys | SY16 4DY

Newtown 3.2 miles, Montgomery 8.8 miles, Welshpool 14.6 miles, Newtown Railway Station 3.2 miles (all distances are approximate).

An exceptional three-bedroom home set in five acres, featuring a high-specification two-storey barn with annexe potential and a versatile detached garage with kitchen, all enjoying spectacular views toward the iconic Kerry Ridgeway.

Key Features

- Envable Rural Location
- Approx. 5 Acres of Pasture
- Substantial Two-Storey Barn with Huge Potential for an Annexe or Holiday Let (STPP)
- Versatile Detached Garage featuring a Fitted Kitchen and Workshop
- Stunning Countryside Views Toward the Kerry Ridgeway
- Extensive Parking & Gardens
- Freehold
- EPC: E

Occupying an enviable position that strikes a sophisticated balance between rural serenity and village convenience, this delightful three-bedroom home is set within approximately five acres of versatile pasture and manicured gardens.

The property is characterised by its bright, well-proportioned living spaces, including a dual-aspect lounge/diner featuring oak flooring and a gas stove set upon a marble hearth. Both the principal reception rooms enjoy far-reaching views across the rolling countryside toward the Kerry Ridgeway. The bedroom accommodation is equally well-considered; the principal suite benefits from an well-designed en suite shower room, while two further bedrooms are served by a spacious family bathroom.

A significant highlight of the property is the substantial detached two-storey barn (approx. 46ft x 17ft). Meticulously constructed to residential building regulations, the structure currently serves as a sophisticated workshop and expansive office suite.

Given its high specification, the barn offers a rare and seamless opportunity for conversion into a self-contained annexe, guest cottage, or a lucrative holiday let, subject to the necessary planning.

Complementing the barn is a further detached garage (approx. 23ft x 15ft), which transcends standard storage. This multifaceted space includes a functional kitchen and a dedicated workshop area, providing an ideal set-up for hobbyists and studio use.

The grounds are a particular feature, approached via a sweeping tarmac driveway providing ample parking and garaging for multiple vehicles.

The formal gardens include level lawns, an orchard, and a paved terrace ideal for alfresco entertaining.

Beyond the gardens, the land extends to approximately five acres of rising pasture, benefiting from a natural water supply, perfect for those with equestrian or smallholding interests.





General

Services: Mains water, Septic tank drainage, oil fired central heating and LPG.

Council Tax: Band E

Postcode: SY16 4DY

Local Authority: Powys

Mobile Signal: EE ✓ three ✓ O2 ✓ Vodafone ✓

Broadband Speed: Our research has indicated that Superfast Broadband is available at this property. Please conduct your own research to ensure the speeds meet your requirements.

Flood Risk: Rivers and Sea and Surface Water - Very Low Risk.

Fixtures and Fittings: Whilst all attempts have been made to accurately describe the property in regard to fixtures and fittings, a comprehensive list will be made available by the seller's solicitors.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Directions: From Welshpool, proceed south on the A483 towards Newtown for approximately 11 miles. Cross the 1st roundabout reaching the Newtown bypass, then take the 1st exit at the 2nd roundabout onto the A489 signposted for Kerry. Continue for approximately three miles into the village of Kerry, where The Herbert Arms will be on your right. Immediately after the Herbert, there is a left turning down Nook Lane. Take this left and the property is found on the left around a quarter of a mile down.

what3words: ///micro.shifts.shadows



Viewing strictly by
appointment through Balfours



Photographs: May 2026
Particulars: May 2026



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