

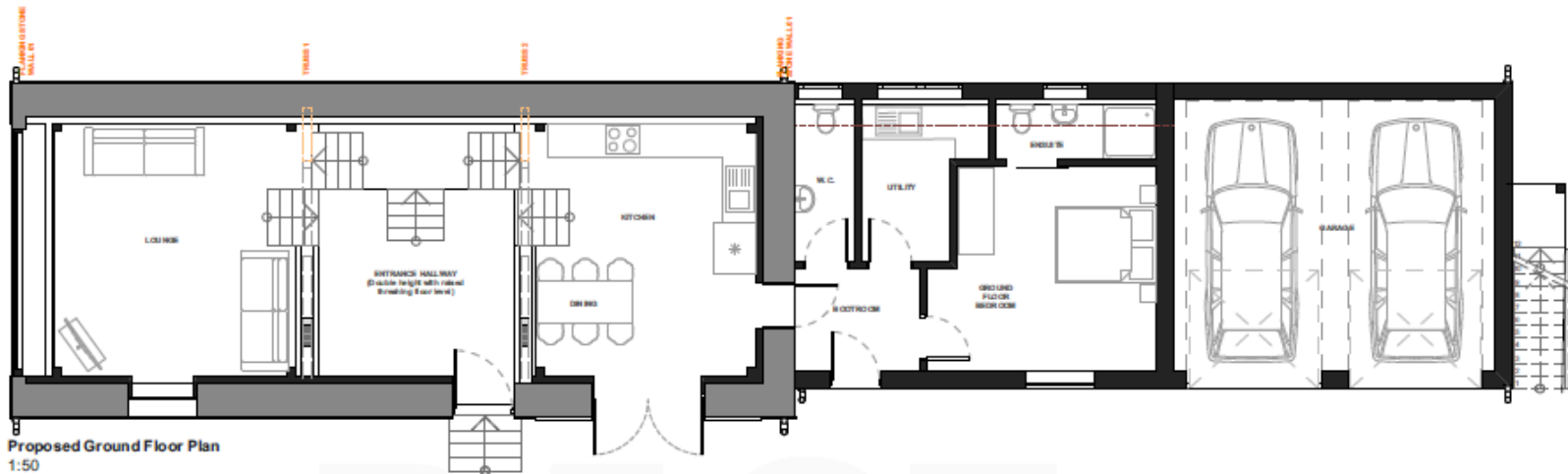
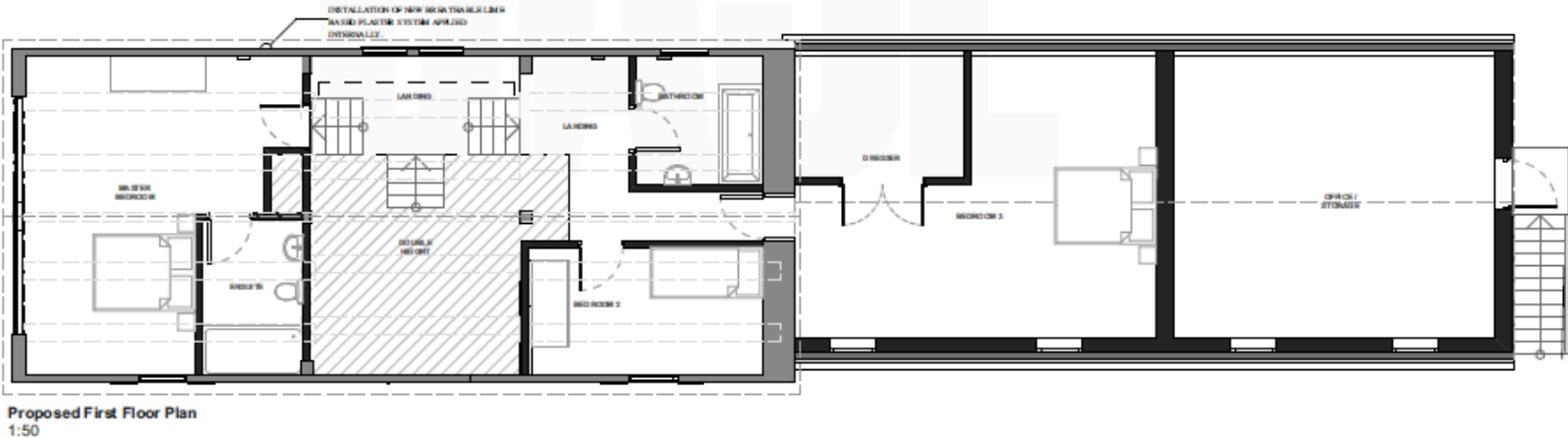


Tyddyn Cynar Barn

Llansilin | Oswestry | Powys | SY10 7JW

Balfours
PROPERTY PROFESSIONALS

Proposed floorplan





Proposed Elevations



E1 West Elevation
1:100



E2 South Elevation
1:100



E3 North Elevation
1:100



E4 East Elevation
1:100

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Oswestry 6 miles, Chirk 10 miles, Llangollen 11 miles, Ellesmere 14 miles (all distances are approximate).

Tyddyn Cynar Barn, (Ref: 25/0656/FUL): An exceptional Grade II* listed development opportunity with full planning consent for a bespoke 4-bedroom country residence.

Key Features

- **Grade II* Listed Conversion:** Rare historical gem with full planning and listed building consent.
- **Four-Bedroom Design:** Thoughtfully approved plans for a substantial, bespoke luxury family home.
- **Stunning Border Location:** Idyllic, scenic rural setting on the Welsh/Shropshire borders.
- **Character & Modernity:** Preserves historic timber framing and masonry with light-filled modern openings.
- **Superb Connectivity:** Tranquil countryside living with easy access to market towns, roads, and rail.
- **Freehold.**

An exceptional development opportunity to acquire Tyddyn Cynar Barn, a medieval Grade II* listed barn complete with highly sought-after planning permission and listed building consent for a premium four-bedroom residential conversion.

Allowing you to skip the lengthy and high-risk planning phase, this is a rare opportunity to marry a building's historic character with bespoke luxury living.

Separated some distance from Tyddyn Cynar House by a picturesque medieval ruin, the barn enjoys an independent position complete with its own dedicated entrance directly off the road.

The new design showcases impressive timber framing, rugged masonry, and sweeping ceiling height, while seamlessly introducing expansive, light-filled modern openings to accommodate a substantial family house/ or work-from-home premises.

Nestled in a sublime pastoral setting of close to an acre, Tyddyn Cynar Barn represents a blank canvas for an ambitious self-builder, investor, or premium developer looking to craft an elite, one-of-a-kind country residence. The approved designs sensitively preserve the barn's heritage. The original slate floor is set at cart level to unload the grain once threshed on the premises by Cistercian farming monks who are believed to be Tyddyn Cynar's first owners. Beside it is an open-fronted outhouse backed with ancient staddle stones where the cart was kept.

The location is unchanged to this day - a breathtaking, south-facing view of rolling, sheep-dotted fields threaded by a tributary of the river marking the border of England and Wales. It is tucked away from the noise of major thoroughfares, and offers a peaceful, timeless lifestyle.

The immediate locality is defined by its panoramic vistas: right on your doorstep is a network of country walks, bridleways, ancient woods and cycling routes. While the setting feels remarkably private, it remains deeply connected to a vibrant local community. A short drive connects you to charming, historic villages and thriving market towns, which feature independent boutique shopping, artisan cafes, weekly farmers' markets, and highly regarded schooling options.

A grant towards the restoration maybe available via The Architectural Heritage Fund (AHF) ; Cadw provides co-funding to the [Architectural Heritage Fund](#), which offers project viability and development grants for heritage regeneration in Wales.





General

Services: To be connected

Council Tax: Not allocated

Postcode: SY10 7JW

Local Authority: Powys

Mobile Signal: EE X three ✓ O2 ✓ Vodafone ✓

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

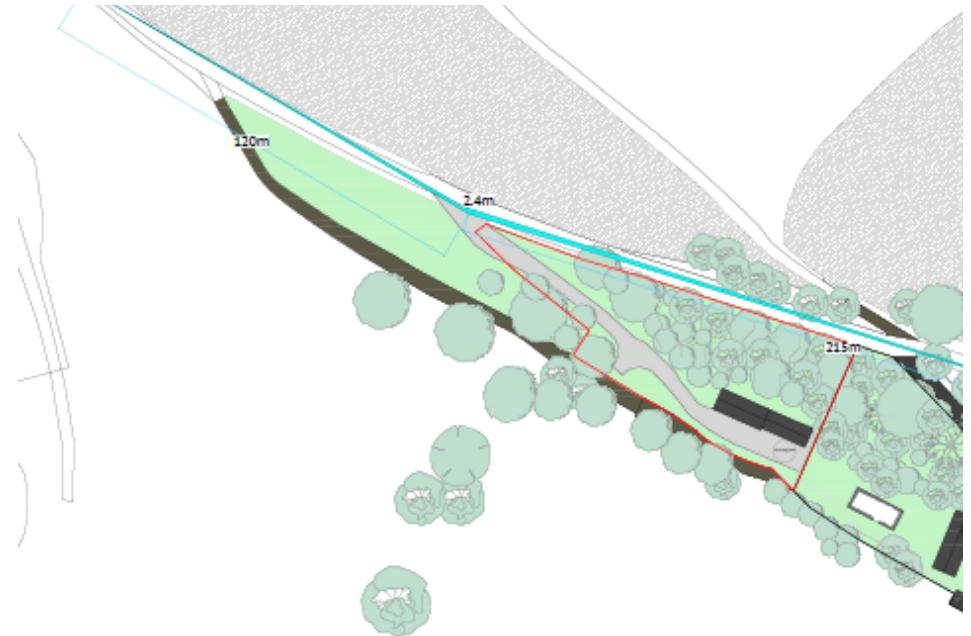
Flood Risk: Rivers and Sea and Surface Water - Very Low Risk.

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: To drive to Tyddyn Cynar Barn from Oswestry, leave the town centre heading west along Mount Road (B4580) and continue for approximately 5 miles as the road climbs into the countryside and crosses the Welsh border. Just before entering the village of Llansilin, turn right onto the minor country lane signposted towards Rhydygroesau and Llangadwaladr, following it for just under a mile until you reach the private access track for Tyddyn Cynar on your left-hand side.

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Photographs: Septmeber 2026
Particulars: September 2026



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