

Twll Barn  
Pentrebeirdd, Guilsfield, Welshpool, Powys



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Land and property. Since 1885.

An exceptional 17th-century converted barn blending period character with contemporary luxury. Featuring vaulted living spaces, panoramic Powys views, detached annexe, paddocks and oak carport standing in around 4 acres

A stunning threshing barn, beautifully converted to combine historic character with exceptional contemporary luxury. Finished to an exacting standard throughout, the property features underfloor heating, solid oak doors, bespoke oak staircase, Jim Lawrence fittings and beautifully curated interiors using local materials wherever possible.

The impressive open-plan living and dining space boasts soaring vaulted ceilings, floor-to-ceiling windows with electric blinds, a Rais log burner and breathtaking panoramic views across the Powys hills. At the heart of the home is a superb Tom Howley kitchen with central island, Quooker tap and premium Fisher & Paykel appliances, flowing seamlessly into a vaulted dining area beneath original beams.

The main barn offers three elegant en suite bedrooms, including a luxurious principal suite with open-plan design, spa-inspired ambience and sculptural stone bath. A separate detached annexe provides a fourth en suite bedroom, currently arranged as a private gym and yoga retreat, ideal for guests or wellness use.

Set within approximately 4 acres, the grounds include a generous terrace for alfresco dining, lawned gardens, two paddocks and direct access to exceptional walking and cycling routes. A handcrafted three-bay oak carport provides excellent covered parking and storage.

Twll Barn presents a rare opportunity to acquire a refined rural sanctuary in a truly picturesque setting.



#### Location

The property sits to the north of the small Montgomeryshire village of Guilsfield in the upper reaches of the Severn Valley. Bordered by a brook of the same name, it has a church, community centre, two pubs, a primary school and football and tennis clubs, the whole surrounded by a wealth of natural beauty, ideal for outdoor activities. The market town of Welshpool to the south offers comprehensive shopping, service and leisure amenities, together with numerous restaurants, cafés and pubs. Transportation links are excellent: buses connect the village to regional centres including Welshpool, the A490 links to the A483 to Oswestry, the A5 and the motorway network beyond, and Welshpool station (4.6 miles) offers regular direct trains to Shrewsbury, the Midlands and the Welsh coast.

Postcode region: SY21

#### General

Local Authority: Powys County Council  
 Services: Mains water and electricity. Private drainage via sewage treatment plant that we understand complies with current regulations. Under floor heating. EV charging point  
 Council Tax: Band F  
 EPC Rating: D  
 Fixtures and Fittings: All fixtures and fittings are excluded from the sale. The contents are available by separate negotiation.  
 Wayleaves, rights of way and easements: The property will be sold subject to the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

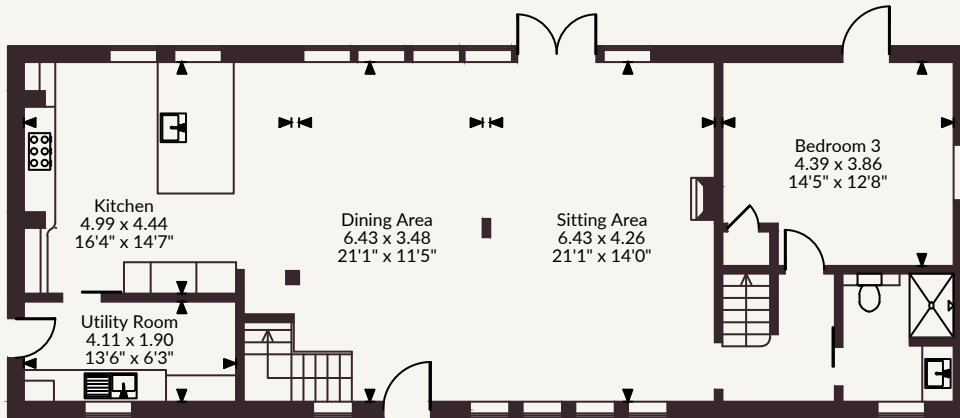
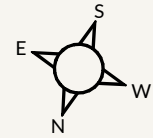
Agents Note: There is a track providing access to the adjoining landowners field that runs between the two paddocks. A footpath crosses part of the paddock and a bridleway runs to the rear of the barn. The owners advise that as the bridleway does not actually go anywhere, they have not seen it used in their time at the property. Although the annexe is currently used by the current vendors as a gym and studio, the original planning permission states that approval was given for the erection of a detached garage and office building to include change of use of agricultural land to additional domestic curtilage at Twll Barn, please see Application 20/1277/HH for Full Planning Permission.

**1,883 sq ft (175 sq m)**  
**3 en suite bedrooms**  
**Open plan reception room**  
**Additional 1 bedroom annexe**  
**3 bay oak car port**  
**Approx. 4 acres**  
**Freehold | Rural location**

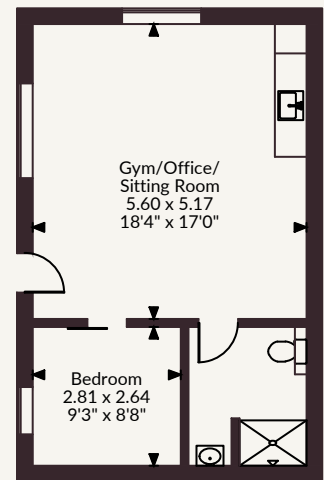
**Asking price £850,000**



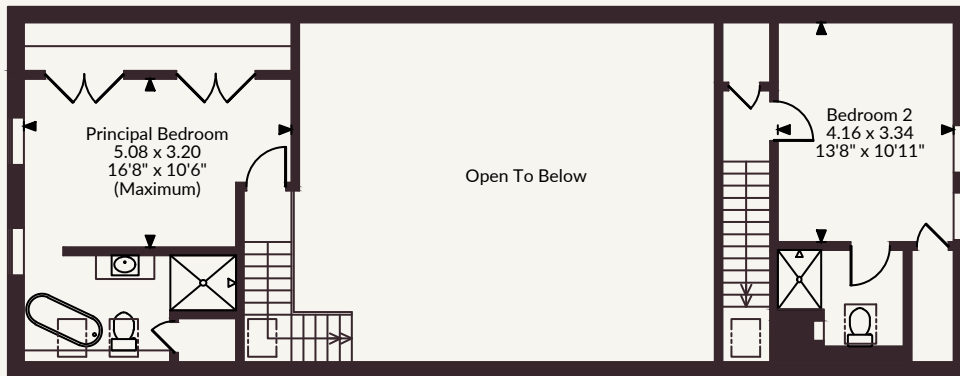
Twll Barn Pentrebeirdd, Guilsfield, Powys  
 Approx. Gross Internal Floor Area  
 Main House = 1,883 sq ft / 175 sq m  
 Garage = 592 sq ft / 55 sq m  
 Outbuilding = 464 sq ft / 44 sq m  
 Total internal area 2,939 sq ft / 274 sq m



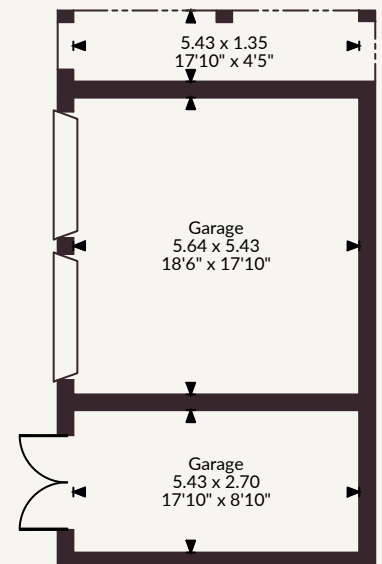
Ground Floor



Outbuilding



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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