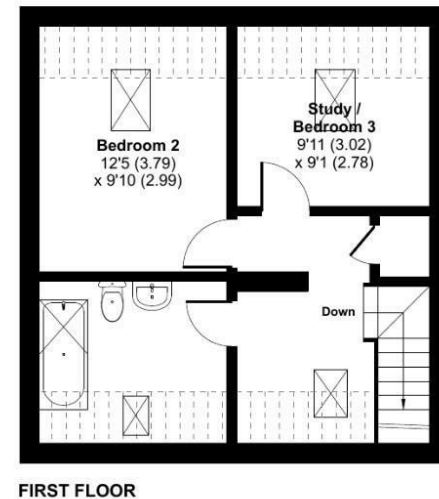
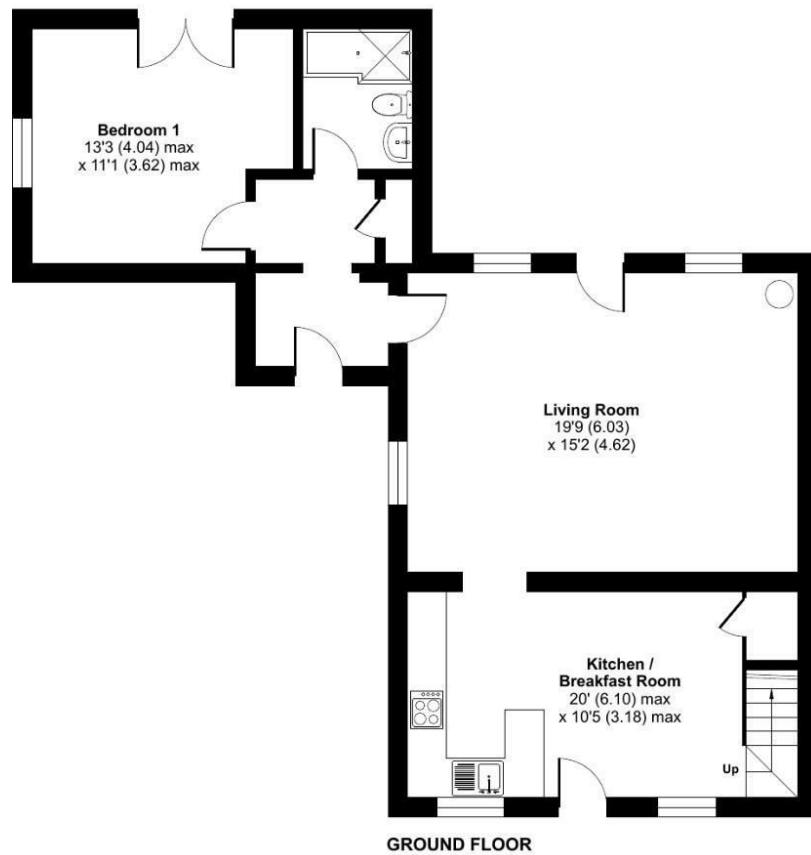


FOR SALE



Barn Four Upper Penygelli, Kerry, Newtown, SY16 4LX

Approximate Area = 1103 sq ft / 102.5 sq m
Limited Use Area(s) = 111 sq ft / 10.3 sq m
Total = 1214 sq ft / 112.8 sq m
For identification only - Not to scale



FOR SALE

£350,000

Barn Four Upper Penygelli, Kerry, Newtown, SY16 4LX

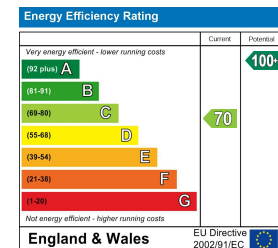
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1446695



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552
Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



This exceptional barn conversion in the popular Kerry Valley is set in a peaceful rural location with far reaching views across the Montgomeryshire countryside and the Welsh hills. Originally a grain store, its unusually wide footprint creates beautifully proportioned, light filled rooms and an impressive sense of openness, rarely found in traditional barn conversions. Approached via a private gravelled driveway shared with six neighbouring homes, it offers an ideal balance of privacy in both front and rear gardens and a welcoming rural community.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- **Quality Barn Conversion (former Grain Store)**
- **Peaceful rural location with lovely views**
- **Private walled gardens front and rear with summer house**
- **Gated parking for two vehicles**
- **No upward chain**

Situation

Situated in a peaceful rural setting, the property enjoys lovely, far reaching views across the Montgomeryshire countryside and the Welsh hills. Access is via a private gravelled driveway shared with six neighbouring dwellings, offering both privacy and a sense of community.

The village of Kerry is just a five minute drive away. Located on the A489, 2.8 miles south east of Newtown, Kerry provides a good range of local amenities including two pubs, a church, village hall, bowling green, post office, village store and a primary school.

A wider selection of shops, services, and leisure facilities can be found in Newtown and Welshpool, both of which have train stations on the Cambrian railway line, providing convenient links across Wales and into England.

Reception Hall

A spacious and welcoming entrance hall with cloakroom, setting the tone for the quality and craftsmanship found throughout.

Bedroom 1

A generous ground floor double bedroom with en suite bathroom and french doors framing far reaching views across the Welsh countryside and giving direct access to the rear garden; a perfect room for guests, extended family or flexible living arrangements.

Lounge

A superb open plan lounge forming the true heart of the home. This bright and airy space features vaulted ceilings, striking exposed timber beams and a charming log burning stove for cosy evenings. Access directly into the rear garden.

Kitchen/Dining Area

The oak flooring continues seamlessly into the stylish American style kitchen diner, positioned at the opposite end of the home and enjoying its own countryside outlook. High quality integrated appliances (including induction hob, oven, fridge and dishwasher) pair with extensive oak worktops to create a practical yet elegant cooking and dining space. A door leads out to the gently sloping lawned garden.

First Floor Bedroom 2 - Principal Suite

A beautifully appointed principal bedroom featuring a latched oak door, vaulted ceiling, exposed beam and large windows capturing idyllic rural views.

Bedroom 3 / Study

A light filled single bedroom, ideal as a home office, nursery or occasional guest room.

Family Bathroom

A stylish family bathroom with panelled bath and rainfall shower, modern wash basin and WC. Limestone flooring, a heated towel rail and an exposed beam create a calm, spa like atmosphere.

Externally

Externally, the property benefits from a gated parking area with space for two vehicles, along with steps leading up to a small paved and railed patio at the front entrance. From here, an archway opens into the front walled garden, which is laid to lawn and complemented by herbaceous borders and ornamental trees. The garden can also be accessed directly from the kitchen.

To the rear, the enclosed garden features a timber summer house, raised flower beds and established shrubs. There is slate ground cover (rather than lawn) creating a low maintenance outdoor space that is ideal for outdoor entertaining or simply enjoying the open countryside beyond. A pedestrian gate provides access to the driveway. The garden is reached via steps leading up from both the lounge and the ground floor bedroom, offering an elevated outlook over the area.

Services

Mains electricity, private water supply (bore hole), private drainage and LPG central heating are connected at the property. None of these services have been tested by Halls.

£54.60 is payable each month to the Management Company account to pay for regular grass cutting of the drive and electricity used pumping water from the borehole to each property. Any additional bills relating to shared amenities are shared.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

Directions

Postcode for the property is SY16 4LX

What3Words Reference is informed.ships.upward

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com