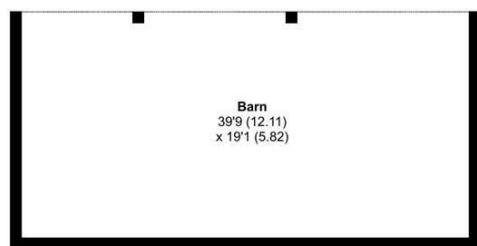


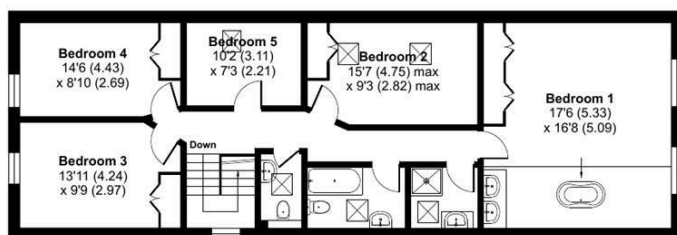
TO LET

Orchard Barn Sarn, Newtown, SY16 4EP

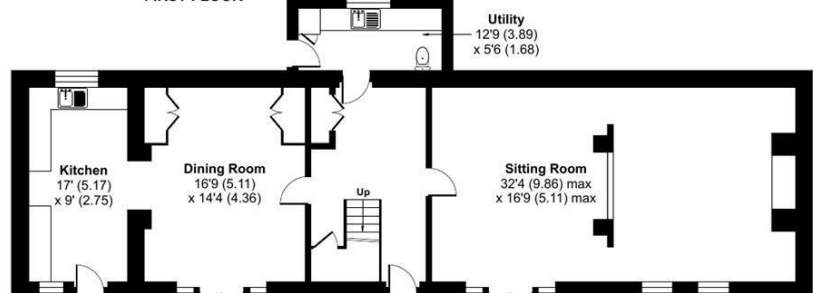


Approximate Area = 2330 sq ft / 216.5 sq m
Outbuilding = 759 sq ft / 70.5 sq m
Total = 3089 sq ft / 287 sq m
For identification only - Not to scale

OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2026. Produced for Halls. REF: 1442116

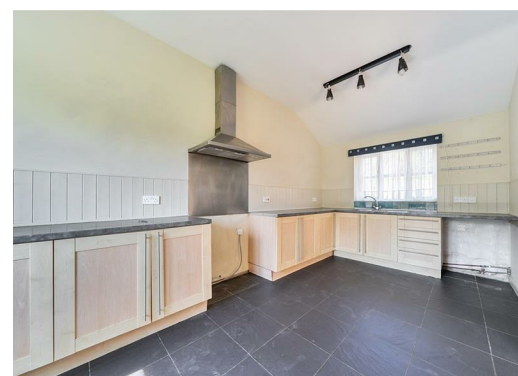


TO LET

£1,700 Per Calendar Month

Orchard Barn Sarn, Newtown, SY16 4EP

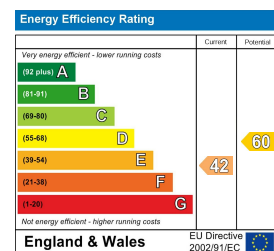
Orchard Barn is an exceptional five-bedroom barn conversion, finished to an extremely high standard while retaining a wealth of original character features throughout. Prospective tenants will benefit from heating and hot water being included in the rent, as well as reduced electricity costs thanks to the solar panels. Set within a beautiful rural location, the property offers spacious and versatile accommodation together with extensive outside space, making it an ideal family home.



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 Lettings
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpoollettings@hallsgb.com



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 any agent 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.



3 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Exceptional five bedroom barn conversion finished to a high standard
- Spacious accommodation retaining original beams and character features
- Principal suite with freestanding bath, his and hers sinks and built-in storage
- Large lawned gardens, substantial outbuilding and private driveway
- Parking for up to three vehicles
- Beautiful rural location.

Local Authority/Tax Band

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

Services

Mains electricity and water. Private Drainage (Septic Tank). Biomass heating. None of these services have been tested by Halls.

Viewings

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

Directions

Postcode for the property is SY16 4EP.

What3Words Reference is ///sting.dabbled.spouting

Accommodation

The accommodation comprises: Entrance hallway with built-in storage, large sitting room with exposed beams, dining room, kitchen and utility room. Master bedroom suite with built-in storage and en-suite bathroom comprising freestanding bath and his and hers sinks.

Four further bedrooms and two family bathrooms. Accessed via a private entrance and driveway, the property benefits from parking for up to three vehicles, a substantial outbuilding and beautifully maintained lawned gardens enjoying far-reaching countryside surroundings.

Rental Terms

Rent: £1700 per calendar month.
Deposit: £1960
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.