

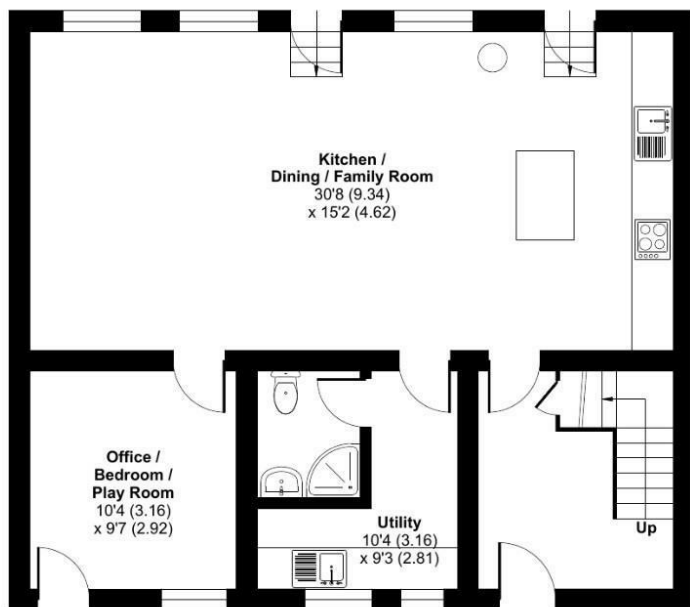
FOR SALE

Barn 3, Upper Pen-Y-Gelli Kerry, Newtown, SY16 4LX

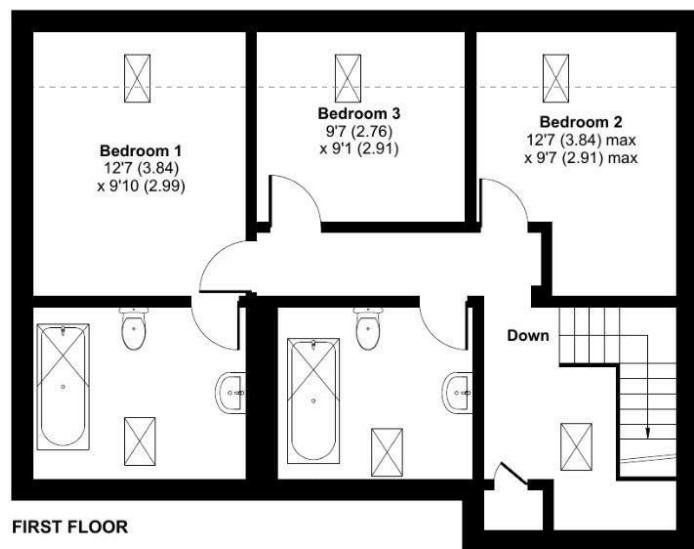


Approximate Area = 1350 sq ft / 125.4 sq m  
Limited Use Area(s) = 137 sq ft / 12.7 sq m  
Total = 1487 sq ft / 138.1 sq m  
For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1467437



FOR SALE

£425,000

Barn 3, Upper Pen-Y-Gelli Kerry, Newtown, SY16 4LX

High quality four bedroom barn conversion in a peaceful rural setting with lovely views towards the Welsh hills, just minutes from Kerry and well placed for Newtown and Welshpool

Designed for modern living, it offers a spacious open plan kitchen-diner and lounge with log burner, a versatile ground floor office/bedroom/play room with shower room and bright first floor bedrooms with stylish bathrooms

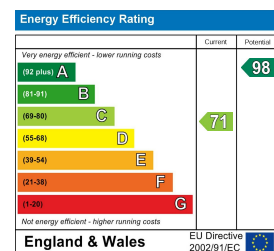
Outside, there is gated parking, a sheltered sun trap seating area and a neatly landscaped garden with lovely open countryside views. NO UPWARD CHAIN



**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



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1 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Quality Four Bed Barn Conversion
- Luxurious and flexible open plan living
- Peaceful rural location with lovely views
- Gated parking
- No upward chain

**DESCRIPTION**

This immaculate, high quality barn conversion has been perfectly designed for those who appreciate luxurious open plan living.

The impressive kitchen-dining area flows seamlessly into a generously proportioned lounge, creating a striking sense of depth and space ideal for modern living and entertaining. Abundant natural light enhances the room's warmth, complemented by a feature log burner capable of heating the entire home on winter evenings.

If preferred, the layout offers potential for the kitchen-diner to be separated from the lounge, offering flexibility to suit different lifestyles.

The ground floor office provides excellent versatility; perfect as a dedicated workspace, hobby room, or even as an additional bedroom, thanks to the adjacent shower room.

A well designed utility area enjoys beautiful countryside views, making it an inviting spot to pull up a stool and perch with a laptop or morning coffee.

The property's layout creates a natural distinction between the living spaces and the first floor bedrooms. A spacious hallway with understairs storage leads to the staircase and provides access to the rear garden.

Upstairs, the landing and all bedrooms benefit from excellent natural light. Both the family bathroom and the principal bedroom's ensuite offer luxurious finishes, each featuring a bath with shower over, creating relaxing and stylish spaces.

**EXTERNALLY**

The property originally offered gated parking for multiple vehicles, however, part of this area has been thoughtfully transformed; a sheltered sun trap seating area has been created, beautifully framed by the warmth of the original brick walls that create a charming spot to sit and relax, long after the sun has set.

A neat lawn with shrub borders and a herbaceous divide provides natural screening, ensuring any parked vehicles remain discreetly out of sight.

There is ample visitor parking immediately outside the gated entrance.

To the rear, the garden is accessed from both the hallway and the ground floor office/bedroom/play room. It is laid mainly to lawn with established shrubs and features two private seating areas, allowing you to follow the sun throughout the day. The garden enjoys lovely open views, enhancing the sense of peace and privacy.

**SCHOOLS**

The property is well placed for access to local schooling, with St Michael's Primary School in Kerry just over a mile away, and a choice of further primary options in nearby Newtown, including Ysgol Dafydd Llwyd, Ysgol Calon y Dderwen, and Penygloddfa Primary School.

Secondary education is available at Newtown High School, while Brynlywarch Hall School in Kerry provides specialist provision.

Additional independent and all through options, such as OneSchool Global Newtown Campus, are also within easy reach, making the location convenient for families seeking a range of educational settings

**SERVICES**

Mains electricity, private water (bore hole) & private drainage (shared) and gas central heating are connected at the property. Community fee is payable for common parts. None of these services have been tested by Halls.

**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 magazines.century.partners

**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