

# Town & Country

Estate & Letting Agents



**High Barn Ty Draw, Nantmawr, SY10 9EG**

**Asking Price £625,000**

WITH NO ONWARD CHAIN!! Welcome to this stunning award winning barn conversion located in the charming former smallholding of Ty Draw, Nantmawr. This exquisite property offers a perfect blend of traditional charm and modern convenience. As you step inside, you are immediately greeted by characterful architectural features, many of which have been retained from the original building and these, along with the attention to detail, continues throughout and is sure to impress even the most discerning buyer. The versatile open plan layout allows for seamless flow between the living spaces, creating a warm and inviting atmosphere, ideal for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy. Outside, you will find a large garden where you can unwind and enjoy the tranquillity of the rural surroundings. Parking will never be an issue with plenty of space available for your vehicles. High quality workmanship and materials, combined with eco technologies, have been used throughout the property ensuring a luxurious and comfortable living experience for the new owners.



### Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and turn right onto Upper Brook Street. Proceed out of town towards Trefonen. Proceed through the village and continue through Treflach. Follow this road through Nantmawr and up the hill and turn right at the crossroads signposted 'Cefn Blodwel, Bryn, Sychtyn'. Continue for almost one mile and in front of Bryn Cottage turn left signposted 'Old Carthouse'. Follow the lane down to the property, ensuring NOT to turn right into HF Jones. What Three Words: ///rare.facelift.snack

### About the Area

High Barn is located in beautiful countryside with many varied walks and cycle routes starting straight from the front door. Offa's Dyke long distance path is nearby. Local facilities (Post office, shop, pub and school) are available in Trefonen, and Oswestry, with its excellent services and independent shops, is a short drive away. There are a number of both Primary and Secondary schools in the area and Oswestry has the benefit of a health centre and minor injuries drop in centre.

### About the Renovation

High Barn won the rarely awarded "Full Award" from Oswestry and District Civic Society in 2018, a year after completion. The Society views all completed projects in a large area, and rewards architectural merit. They commented: "What impressed the Assessors was both the attention to detail that the owners have ensured but also the level of craftsmanship applied throughout the whole building. The creation of a very spacious and well worked home from a redundant agricultural building is an exemplar for others to follow. Details of particularly high quality are: the random slating of the roof, the retention of the original beams and trusses; internal plastering and use of appropriate materials."

### Services to the Property

Heating: Air Source Heat Pump with underfloor heating throughout the ground floor and radiators upstairs.

Water Heating: Solar Thermal Panels.

Water: Private water supply shared between the 3 properties.

Sewerage: Biopure eco wastewater treatment system.

Podpoint Electric vehicle charging point.

Broadband: External box fitted for "Airband" broadband. (New account required)

### Hallway



The property is entered via a solid oak door with glazed panels into a welcoming reception hallway. There is natural stone flooring, character beams to the walls and ceiling, a useful cloakroom cupboard off ideal for hanging coats and storing shoes and an additional storage cupboard with the cylinder and heating controls. Doors lead to the two ground floor bedrooms and the bathroom and utility room. Steps lead up to the spacious open plan living accommodation.

### Bedroom Three (Ground Floor) 10'9" x 11'7" (3.29 x 3.55m)



This ground floor double bedroom has two windows to the front and a window to the side offering lovely views of the countryside. There are exposed beams.

**Bedroom Four/Study (Ground Floor) 11'5" x 12'3" (3.48 x 3.75m)**



Another generous double room, bedroom four is used by the current owners as a study. A fantastic, light, spacious room with exposed beamed ceiling and a window to the side and one to the rear looking out over the garden.

**Family Bathroom (Ground Floor) 8'2" x 6'0" (2.49 x 1.85m)**



A window to the side overlooking the rear garden, a ceramic sink on a vanity unit, W/C on a vanity unit, panelled bath with shower over and glass shower screen. A continuation of the natural stone flooring, shaver light and spotlights.

**Utility 7'6" x 5'8" (2.30 x 1.75m)**

With a window to the front, and a door to the side, the utility is fitted with base units with a stainless steel sink and drainer unit with mixer tap over, there is a wall mounted cupboard housing the electricity controls, plumbing for a washing machine and natural stone flooring.

**Open Plan Kitchen/Dining/Lounge Area 44'2" x 15'0" (13.48 x 4.59m)**



Walking up the stairs from the hallway area, the barn opens up to an almost ethereal space offering open plan living but also sectioning perfectly into Lounge, Dining and Kitchen space. With an abundance of characterful features and the eye being drawn through to the gable end with a series of small 'slit style' windows flooding the room with light, it is a very versatile space.

**Kitchen 16'0" x 15'0" (4.90 x 4.59m)**



The kitchen area has a continuation of the natural stone flooring and is open to eaves making a fantastic light, airy space. The hand painted bespoke kitchen offers a great deal of storage including a useful large built in pantry cupboard. There are granite worktops, a Stoves range cooker with induction hob, Stoves extractor fan, integrated Whirlpool dishwasher, inset one and a half sink and drainer unit with mixer tap over. There are two windows to the front providing countryside views, exposed brickwork, integrated fridge freezer and steps up to the open plan Lounge/Dining Room and French doors leading out to the patio area.



### Kitchen Additional Photograph



### Lounge Additional Photograph



### Dining Room 13'5" x 15'0" (4.10 x 4.59m)



The natural stone flooring continues through this space with French doors opening out to the rear garden and patio area. A small window to the rear and a further window to the front ensures the space has plenty of natural light.

### Lounge 14'3" x 15'0" (4.35 x 4.59m)



With natural stone flooring, a window to the front and three windows to the rear boasting stunning unspoilt views of the countryside. Open to the eaves and with character exposed beamed ceiling. The gable feature wall has a series of 'slit' windows. Clearview wood burning stove mounted on a stone hearth.

### Landing



Steps lead up to the galleried first floor landing, where double doors open to reveal a built in useful cupboard with hanging rail providing additional storage. The exposed timbers continue and a small triangular window floods the open area below with additional light. Upstairs, the natural stone flooring is replaced by high quality oak flooring. Doors lead to the two upstairs bedrooms.

### Bedroom One 17'11" x 11'9" (5.48 x 3.60m)



The largest of the four bedrooms has a window to the rear offering stunning views of the garden and the unspoilt countryside beyond. Three Velux



skylights provide plenty of natural lighting, there is built in storage in the eaves making use of every space, along with a useful additional storage unit built in behind the bed. There are two built in wardrobes with rails for hanging and a radiator. A door leads to the Jack & Jill bathroom.

### Jack & Jill En-suite Bathroom



The useful Jack and Jill style bathroom services both first floor bedrooms. It benefits from a large walk in shower cubicle with a digital remote controlled shower, W/C, wash hand basin on a vanity unit and with a mixer tap over, vinyl flooring and useful eaves storage. There is a wall mounted radiator and a Velux roof window letting in plenty of natural light.

### Bedroom Two



Another good sized double room, there is a window to the front with great views of the surrounding countryside and two Velux skylights offering natural lighting. A door opens to reveal a useful built in wardrobe with a rail for hanging. The room also has a radiator and a door leads through to the Jack & Jill ensuite bathroom.

### Rear Garden



The space offered externally is another fabulous feature of this property. Surrounded by unspoilt countryside, High Barn is approached from the lane, where there are three properties in this location. High Barn has its own private gravelled driveway which provides off road parking for several vehicles and also has the benefit of an Electric Vehicle Charger. There is an extensive gravelled patio area which spans the rear of the barn and is ideal for entertaining and alfresco dining with two sets of French doors opening out from the property to this space. The extensive lawned garden beyond has fenced boundaries and could easily be separated into garden and small paddock if required. There is a fire pit and seating area to the top which offers stunning views - a great space to stand and take in the craftsmanship of the conversion. There are a number of raised beds to the side of the property which have been used as vegetable beds and a herb garden. There is a wood framed garage/workshop space with an adjoining useful potting shed/storage area.

### The Large Patio Area



### Rear Garden Additional Photograph



### Rear Garden Additional Photograph



### The Fire Pit



### Additional Photograph



### Garage/Workshop 19'7" x 17'0" (5.98 x 5.20m )



This large timber framed building has double doors

that open to allow vehicle access if required. The current owners use the building as a workshop/storage space. There is racking/shelving along one wall and also additional eaves storage. A large 'potting shed' has been added to the side of this building (1.78 x 4.65m) which has 6 small windows allowing in plenty of light and is a useful space.

### Driveway & Parking



### To The Front of the Property



### An Aerial Image of the Location



### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of



the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

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### **Additional Information**

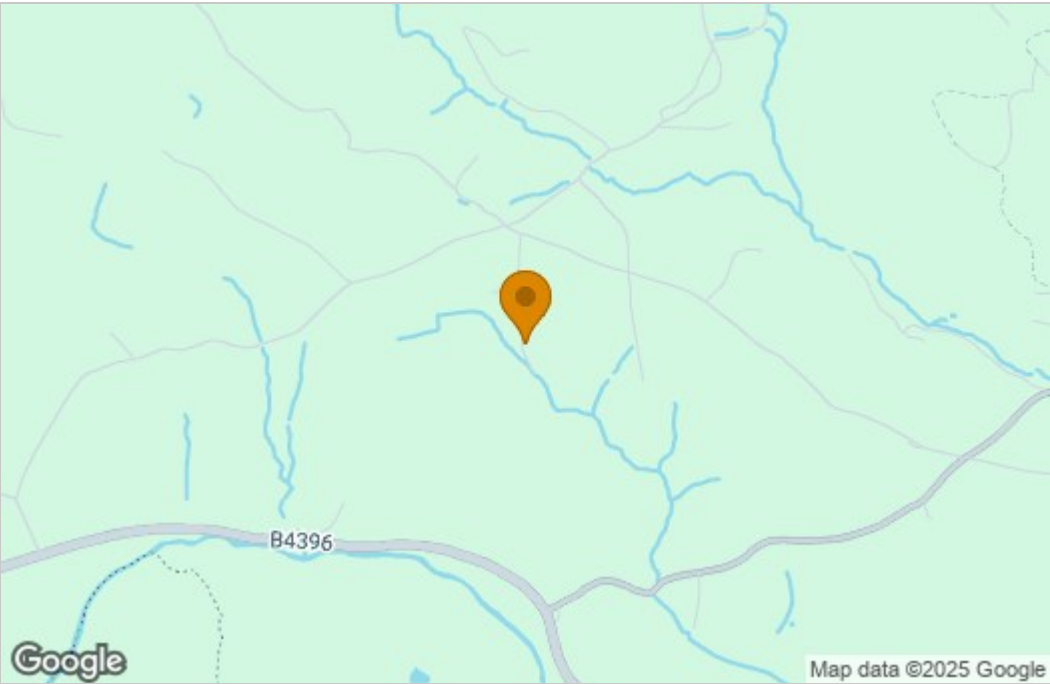
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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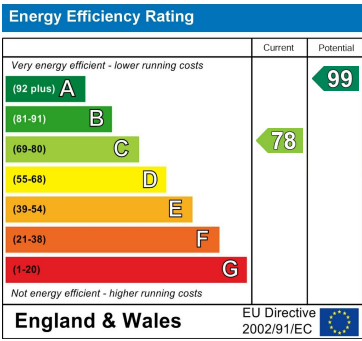
Floor Plan



Area Map



Energy Efficiency Graph



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