



Crofters Barn

| Trewern

| **Carter Jonas**

Crofters Barn Bacheldre Lane Trewern SY21 8EG

A unique and beautifully crafted residence nestled within 2 acres of stunning countryside with expansive views

A rare opportunity to acquire an immaculately presented modern country home, Crofters Barn is nestled in 2 acres of tranquil, picturesque countryside on the Powys/Shropshire border. Crofters Barn offers spacious, flexible living accommodation, modern outbuildings, and equestrian facilities—ideal for families and lifestyle buyers seeking privacy without sacrificing access to local amenities.

- Spacious 4-Bedroom Home extending to approx. 211 sqm (2,275 sqft)
- Detached Garage, Workshop & Loft: With a combined area of 121 sqm (1,302 sqft)
- Modern Timber Stables (2024): Three looseboxes with a combined area of 37 sqm (397 sqft)
- 1.5 Acre Paddock with stream frontage
- Environmentally conscious: Ground source heat pump, solar PV, underfloor heating
- Ultra-Fast Broadband
- Secluded yet accessible: 6 miles to Welshpool, 15 miles to Shrewsbury



Location

Crofters Barn is situated in a peaceful and private rural position near the villages of Middletown and Trewern (approx. 1.5 miles), which offer amenities including a primary school, pub and restaurant. The larger market town of Welshpool lies around 6 miles to the west, with a wider array of shops, supermarkets, schools, and services. Excellent road connectivity is provided by the nearby A458, with Shrewsbury 15 miles away and Chester within 45 miles.

Property

Crofters Barn is a fine example of a bespoke modern country property set in idyllic rolling countryside. The Property is immaculately finished resulting in stunning accommodation throughout with attention to detail and an abundance of architectural features.

The House

Foyer

A welcoming and spacious entrance hall featuring a beautiful oak staircase leading to the first floor. The open layout sets the tone for the home's warmth and craftsmanship, with natural light and oak detailing.

Kitchen & Open Plan Living Room

The heart of the home, this expansive open-plan space combines traditional charm with modern convenience.

- The bespoke kitchen boasts handmade oak cabinetry, polished granite worktops, integrated appliances and a range cooker

- A large central island offers additional workspace and an area for casual dining.

- The living area features exposed oak beams and a characterful fireplace.



- A generous space for a family-sized dining table, perfect for entertaining with views over the garden and countryside beyond.

- Two sets of patio doors open onto the front terrace, filling the room with light and offering seamless indoor-outdoor living.

Utility Room

Practical and well-equipped, with a sink & drainer, worktop space, plumbing for laundry appliances, and housing for the heating system.

Cloakroom

Conveniently located off the rear hallway, with a low-level WC and wash basin, finished with neutral tiling and oak woodwork.

Boot Room

A functional space offering abundant storage for outdoor wear, equipment, and coats. Perfect for busy country living.

Lobby

External door access allows for use as a secondary entrance, ideal for muddy boots or dogs.

Home Study

A quiet and private room ideal for remote working or use as a hobby space, with views to the garden terrace.

Store Room

Useful internal storage room, ideal for linens or general household items.

Family Bathroom

Stylishly appointed with a luxurious spa bath, wash basin and WC. Neutral tones, quality fixtures and thoughtful lighting.

Floorplan

Crofters Barn
 Bachelde Lane
 Trewern
 SY21 8EG

Total: 3,989 sq ft (371 sq m)



For illustrative purposes only - not to scale.
 The position & size of doors, windows, appliances
 and other features are approximate only.



Principal Bedroom

A generously proportioned double room with exceptional far-reaching views over the countryside.

Includes a private en-suite shower room, wash basin and WC.

Bedroom Two

A spacious double bedroom with two windows framing views of the gardens and surrounding landscape.

Upstairs

Shower Room

A spacious, well-lit shower room with large walk-in shower, WC and wash basin. Perfectly positioned to serve the upstairs bedrooms or accommodate guests.

Bedroom Three

A well-proportioned double bedroom with charming sloped ceilings and a tranquil outlook.

Bedroom Four / Family Room

Recently converted into a highly versatile space with a kitchenette—currently used as a family room but easily adaptable as a bedroom suite or guest studio.

Feature balcony-style doors open onto stunning views towards Moel y Golfa.



Outside Spaces

Courtyard Terrace

An attractive enclosed terrace with wooden decking, perfect for socialising or al fresco dining. The terrace overlooks a lawned area enclosed by traditional picket fencing all set against the backdrop of uninterrupted countryside views.

Views & Setting

Positioned to maximise the panoramic views across unspoilt countryside, the house and garden offer complete privacy.

Externally

Garage & Workshop

A detached outbuilding comprising:

- Timber Garage (10m x 6m): Open fronted with ample vehicle space
- Secure Workshop (61 sqm)
- Loft Storage / Potential Workspace (61 sqm)
- Mains electricity and water connected.

Stables

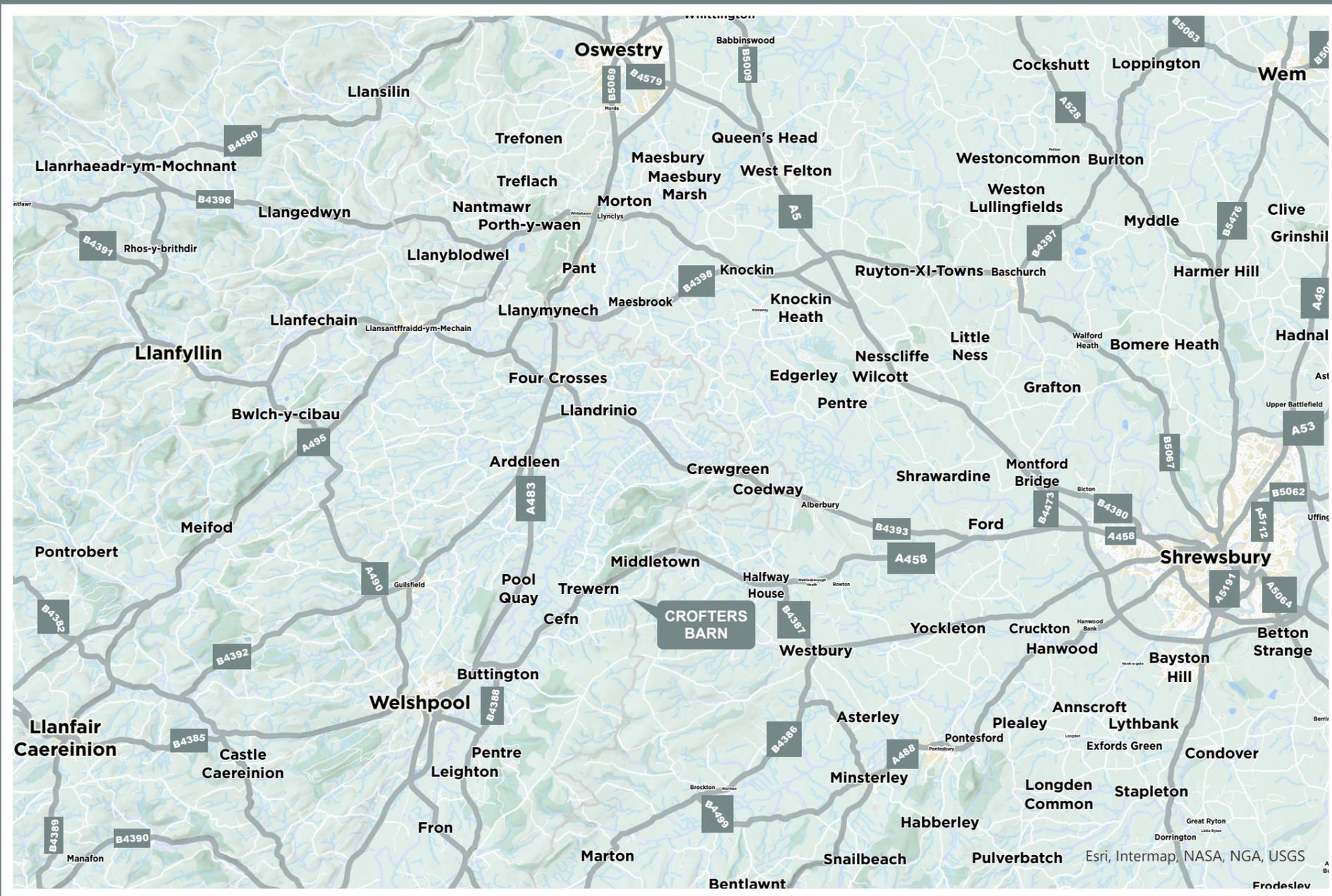
Constructed in 2024, the timber-clad stable comprises:

- Three Loose Boxes (3.4m x 3.4m each)
- Concrete floor and walkway, electricity and water supply

Land

Extending to approx. 1.5 acres, the paddock is gently sloping and well-fenced, bordering the Pwll Trewern Brook. The land is classified as Grade 3 Agricultural and offers ample scope for equestrian or smallholding use.





Method of sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold. Vacant possession will be provided on completion.

Services

- Mains Electricity & Water
- Private Drainage System
- Ultrafast Broadband Connection
- Ground Source Heat Pump & Solar PV Panels
- Underfloor water based heating

Feed-In Tariff

The Feed-In Tariff payable from the electricity generated from the solar PV panels will be transferable to the new owner. In 2024 this amounted to £3000. The tariff is payable annually until 27/11/2036.

Planning

Crofters Barn was consented under Powys County Council's planning reference M21357 and later 24/0863/CLE. The Stables were consented under reference 21/1761/FUL.

Material Information

For mobile and broadband coverage see <https://checker.ofcom.org.uk/>

Wayleaves Easements & Rights of Way

The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains, water, gas and other pipes, whether specifically referred to or not.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the selling agents nor the vendor takes responsibility.

EPC Ratings

EPC Rating B with a potential for A

Council Tax

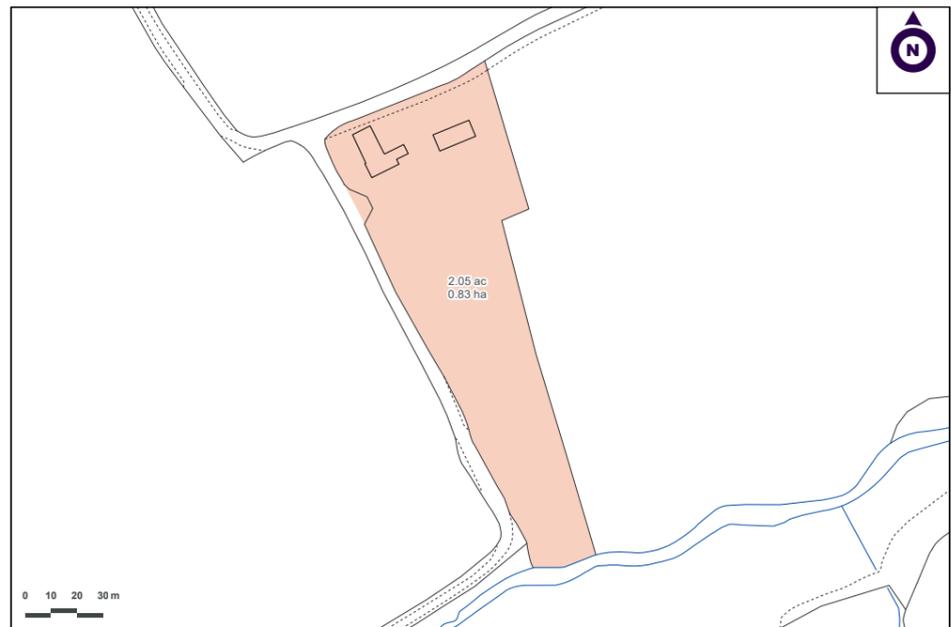
Council Tax Band G (£3600 per annum (2025))

Local Authority

Powys County Council www.powys.gov.uk

Viewings

Viewings are by appointment only by contacting the sole selling agents Carter Jonas.



Directions

Travelling from Shrewsbury along the A458, after entering the village of Middletown, turn left immediately after the public house 'Hogs Inn'. Continue along Bachelde Lane for 1 mile over the railway bridge and past Middletown Farm. After 500m from the farm, take the next left turn where Crofters Barn will be found on your left hand side.



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Important Information

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