



£440,000 Offers Over

Eden Barn, Trefnant, Shrewsbury

Barn Conversion | 3 Bedrooms | 3 Bathrooms

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Step Inside

Key Features

- Boutique Development of Just Two High-Specification Barn Conversions
- Low-Maintenance Garden & Generous Parking, Perfect as a Luxury Lock-Up-And-Leave
- Peaceful & Tranquil Setting
- Principal Suite with Private En-suite
- Spectacular Elevated Countryside Views Providing a Breathtaking Rural Backdrop
- Expansive L-Shaped Open-Plan Living Area with Bi-Folding Doors to the Outside Terrace
- Two Additional Double Bedrooms Serviced by a Luxurious Four-Piece Family Bathroom
- Secondary Ground-Floor Shower Room Located off the Dedicated Utility Room

Property Description

An extraordinary 3-bed luxury barn conversion in an exclusive development of two. Features an expansive L-shaped open-plan living space with bi-folding doors, principal en-suite, two shower rooms plus family bathroom, low-maintenance garden, and spectacular elevated countryside views.

Main Particulars

Forming the second half of an exclusive, boutique development of just two properties, Eden Barn is a breath-taking three-bedroom luxury conversion that effortlessly marries rustic charm with refined contemporary design. Converted to an exacting specification, this striking residence offers a luminous, single-level living layout that celebrates its historic architectural roots while maximising its privileged, elevated position over the surrounding landscape. Designed to provide a peaceful rural lifestyle with minimal upkeep, it represents the ideal full-time country home or an enviable lock-up-and-leave retreat.

Entrance Hallway | Open-Plan Kitchen/Living | Utility Room | Shower Room | Master Bedroom with En-Suite | Two Further Bedrooms | Bathroom

Approached via a private entrance and generous parking area, the home opens into a welcoming central entrance hall that seamlessly divides the living quarters from the sleeping accommodation. To the right of the hall sits a practical, dedicated utility room leading directly into a stylish secondary shower room-a highly functional setup perfect for cleaning up after countryside walks or tending to four-legged friends.

Continuing to the right, the hall opens into the heart of the home: an expansive, L-shaped open-plan living, dining, and kitchen space. Designed for both high-end culinary pursuits and effortless entertaining, this versatile room features broad bi-folding doors that pull back to seamlessly connect the interior living space to the outdoor terrace and frame sensational, uninterrupted views across the rolling open countryside.

To the left of the main entrance hall, a inner corridor leads to three well-proportioned double bedrooms. The principal bedroom suite serves as an impressive private retreat, featuring a luxury en-suite shower room fitted with a walk-in shower, WC, and wash hand basin. Bedroom two and bedroom three are both generous double rooms offering great versatility for family or guests. They are serviced by a beautifully appointed main family bathroom, fully equipped with a four-piece suite including a bathtub, separate shower cubicle, WC, and washbasin.

Externally, the true centrepiece of the estate is the spectacular panoramic view across the surrounding landscape. The outdoor grounds are designed to showcase the extraordinary setting with minimal upkeep. A low-maintenance garden and broad sun terrace sit positioned to take full advantage of the far-reaching, elevated countryside views-offering the perfect backdrop for alfresco dining and relaxation.

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Location

The SY5 9DL postcode is situated in the peaceful rural hamlet of Trefnant, set within the stunning rolling countryside of the Welsh borderlands. This immediate area is best known for its tranquil, scenic beauty, historic farming heritage, and uninterrupted views across open farmland toward the Powys hills. Living in Trefnant offers an

authentic country lifestyle defined by privacy, fresh air, and scenic walks straight from your doorstep along local bridleways and lane networks. It is a location prized by those seeking a quiet rural sanctuary while remaining just minutes away from essential village amenities and vibrant local communities.

Local Area

Just a 5 to 10-minute drive away lies the bustling historic market town of Welshpool, serving as the primary hub for the local area. Famous for the magnificent Powys Castle and its world-renowned gardens, Welshpool provides a comprehensive range of everyday conveniences, including major supermarkets, independent high-street shops, traditional pubs, medical centres, and respected primary and secondary schools. The town also benefits from a main-line railway station with direct connections toward Shrewsbury, Birmingham, and the Welsh coast, while the nearby A483 provides swift road access for commuting across the region.

What3words

gradually.irony.shed

Services

Air source heat pump. Private water and drainage (treatment plant), mains electricity.

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

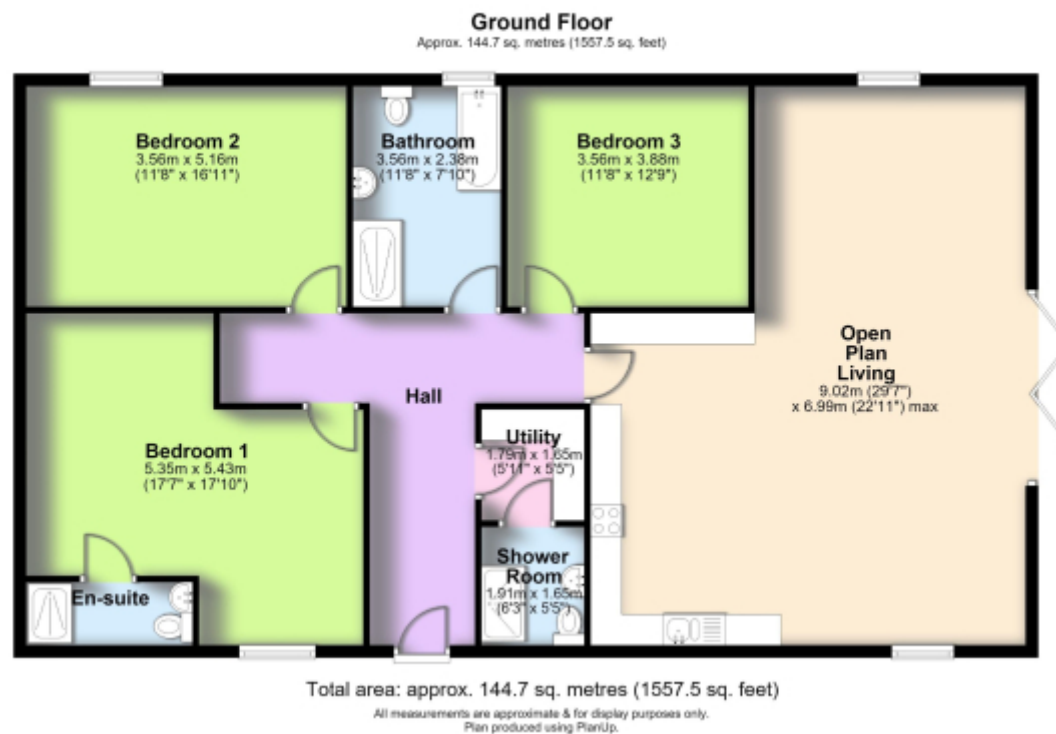
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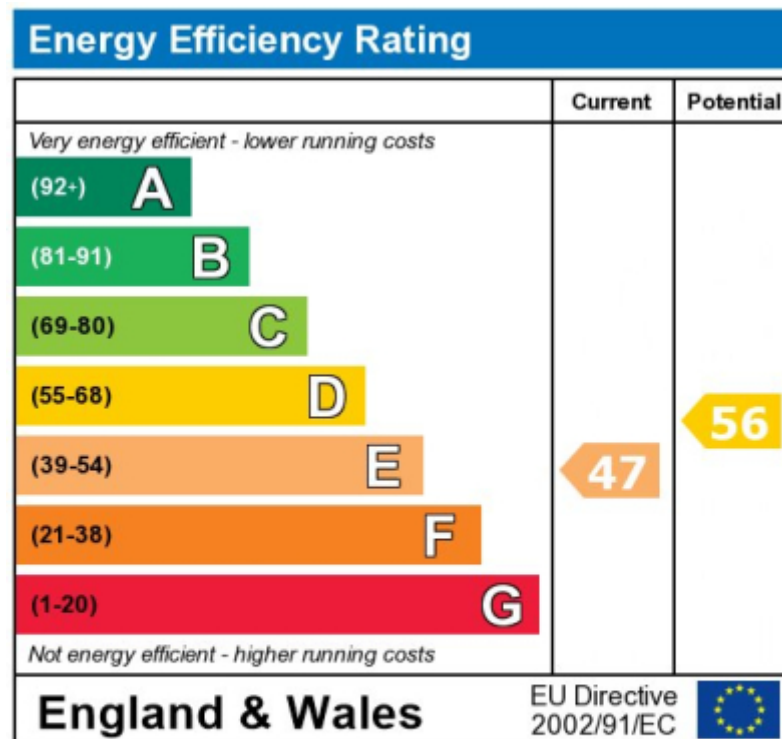
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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