



£460,000 Offers Over

Pippin Barn, Trefnant, Halfway House,
Barn Conversion | 4 Bedrooms | 3 Bathrooms

01743 213 511

Grantham
ESTATES

www.granthamsestates.co.uk



Step Inside

Key Features

- Boutique Development of Just Two High-Specification Barn Conversions
- Spectacular Elevated Countryside Views Providing a Breathtaking Rural Backdrop
- Expansive L-Shaped Open-Plan Kitchen/Living Space with Engineered Oak Flooring
- Principal Bedroom Suite Featuring a Walk-Through Dressing Room & Private En-Suite
- Three Further Spacious Double Bedrooms Serviced by a Stylish Family Bathroom
- Dedicated Utility Room & Secondary Shower Room
- Low-Maintenance Garden & Generous Parking, Perfect as a Luxury Lock-Up-And-Leave
- Peaceful Rural Setting

Property Description

An exclusive four-bedroom barn conversion in an elite development of just two homes. Boasting breath-taking elevated countryside views, an expansive open-plan L-shaped kitchen and living space, and an air source heat pump, this is the ultimate low-maintenance luxury country retreat.

Main Particulars

An exceptional fusion of rustic heritage and refined modern luxury, Pippin Barn offers a rare lifestyle opportunity within an exclusive, boutique development of just two high-specification properties. Thoughtfully converted to an exacting standard, the residence effortlessly preserves its original structural character while incorporating sleek, contemporary design elements. The result is a luminous and versatile home that is both visually striking and effortlessly practical, designed to maximise its tranquil surroundings while serving as an ideal luxury retreat or low-maintenance lock-up-and-leave property.

Entrance hallway | Open-plan Kitchen/Living | Utility Room | Shower Room | Bathroom | Four Bedrooms | Master Bedroom with Dressing Room & En-Suite

Approached via a private driveway offering generous off-road parking, the property makes an immediate impression with its clean architectural lines and commanding position. Stepping inside, the ground floor opens into a practical boot and service area featuring a dedicated utility room with additional worktop space, alongside a stylish secondary shower room-perfect for cleaning up after countryside walks or tending to four-legged friends.

The heart of the home is the expansive, L-shaped open-plan living and kitchen area, framed by fine engineered oak flooring throughout. Designed for both high-end culinary pursuits and relaxed entertaining, the kitchen is fitted with a comprehensive range of stylish wall and base units, premium worktops, and integrated appliances including a modern oven and induction hob. The living space flows seamlessly from the kitchen, dominated by breath-taking elevated views across the rolling open countryside that flood the entire room with natural light.

The sleeping accommodation continues the home's uncompromising standard of finish across four well-proportioned double bedrooms. The principal suite serves as a impressive private sanctuary, featuring dual-aspect light, a walk-through dressing room, and a luxurious en-suite shower room. The remaining three double bedrooms offer outstanding comfort and versatility for family or guests, all conveniently serviced by a beautifully appointed main family bathroom finished with high-end fixtures and contemporary tiling.

Externally, the true centrepiece of the estate is the spectacular panoramic view across the surrounding landscape. The low-maintenance grounds feature a broad sun terrace ideal for outdoor entertaining and alfresco dining, framed by private lawned areas that allow you to soak in the peaceful rural atmosphere without demanding extensive upkeep.

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.

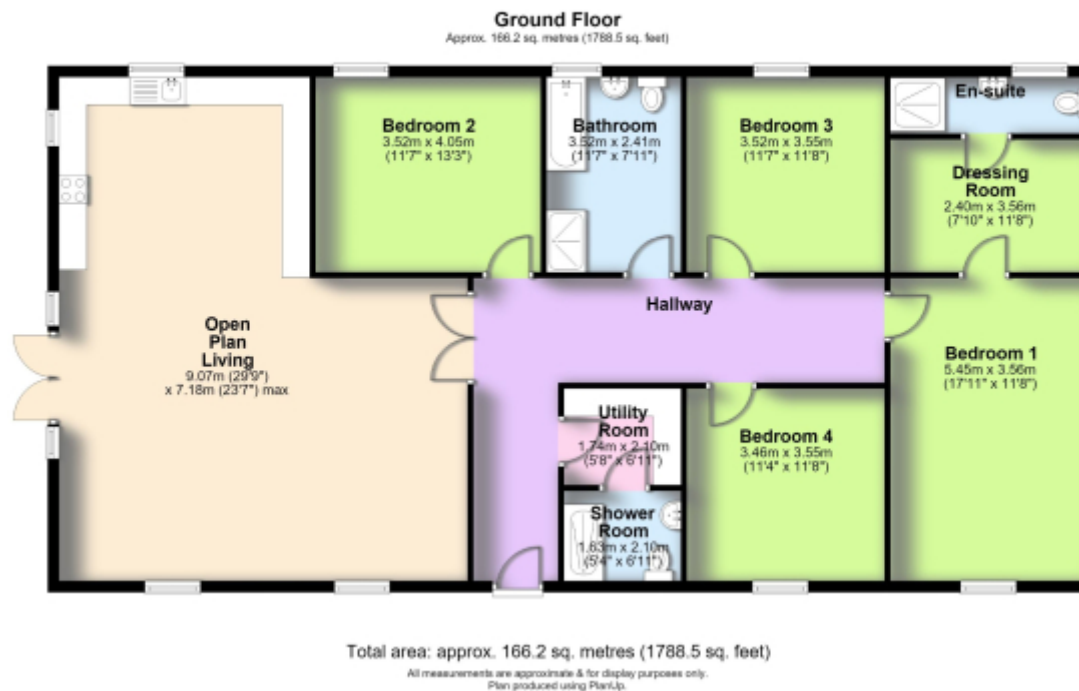
Referral Fee Disclaimer

Grantham's Estates refers clients to carefully selected local service companies. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Money Laundering

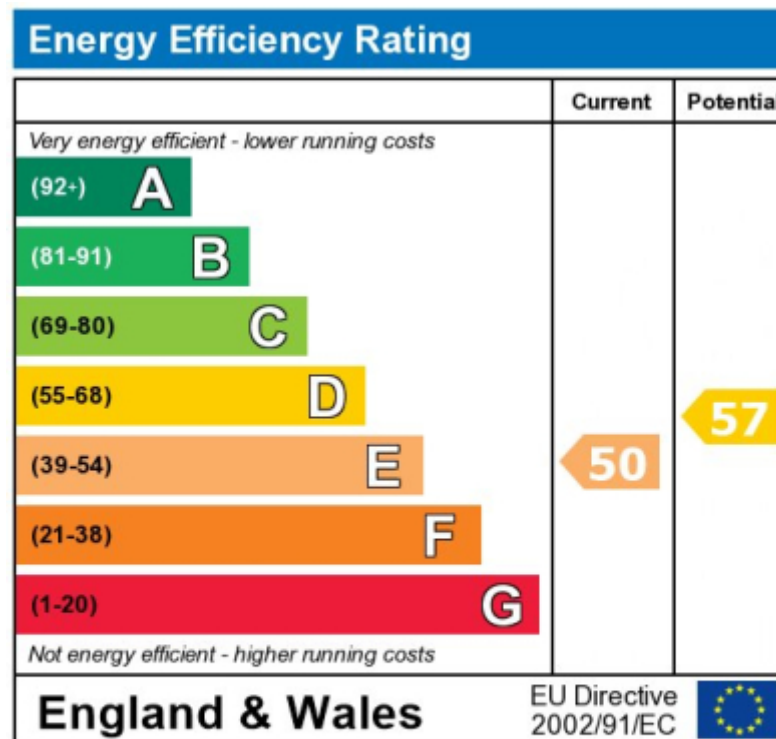
As required by the 2007 Money Laundering Regulations, Grantham's Estates is legally obligated to verify the identity of all clients, including prospective property buyers. This verification is conducted electronically and will not impact your credit history. While the information you provide may be checked against various databases, this is not a credit check. Should your offer on a property be accepted (subject to contract), you agree to Grantham's Estates, acting as the seller's agent, completing this verification. Please note that anyone to be named on the property must undergo this check, and a non-refundable fee of £50 + VAT (£60 total) per applicant is payable for this service. Grantham's Estates will retain a record of the search.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 13918701 Registered Office: ,



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

Telephone: 01743 213 511



www.granthamsestates.co.uk