



1, Westbrook Barns, Hay-On-Wye, HR3 5SY
Guide Price £650,000

1 Westbrook Barns Hay-On-Wye

BARN CONVERSION WITH SEPARATE Paddock!

A fine example of a spacious and characterful 4 double bedroom detached barn conversion. Situated in a rural position just outside of Hay-On-Wye, this lovely property features, exposed timbers and stone walls, a large open plan living space, double garage/carport and a separate paddock. WE RECOMMEND YOU VIEW THIS PROPERTY AS IT'S THE ONLY WAY TO SEE ALL THAT'S ON OFFER!

- Large Open Plan Living Space
- Rural Location
- Separate Paddock Roughly 0.75 Acres
- Close to Countryside Walks
- 4 Double Bedrooms
- Barn Conversion
- Large Utility Room With Cloakroom

Material Information

Guide Price £650,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: D (63)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	71 C
39-54	E		
21-38	F		
1-20	G		

Introduction

A brilliant home located on the outskirts of Hay-On-Wye and as the photographs testify, the property is very spacious with lot's of individual features. In brief the accommodation comprises of open plan living/dining room with beautiful exposed original beams, kitchen, cloakroom, utility, 4 double bedrooms, two en-suites and a separate shower room. Only from going inside will you realize how spacious and high quality this barn conversion really is.

Property Description

From the light and airy entrance hallway there are stairs to the first floor and doors in to the utility room that has a door to the garden, base units with large farmhouse style sink and space for washing machine and tumble dryer, door in to cloakroom with toilet and wash hand basin. There are two bedrooms on the ground floor, both with en-suites, one is a bathroom with freestanding bath, toilet and wash hand basin, the other has a walk in shower, toilet and wash hand basin. The last room on the ground floor offers real flexible space for the property as it has a door to the side so could be used as an office space or a snug sitting room or an extra bedroom is needed.

Once up the stairs you are in the heart of the barn conversion, a large open plan living and dining space with wood burning stove and impressive roof timbers, open in to the kitchen which is stylishly finished modern wall and base units with worktops and centre island with the sink inset and offering further storage. There is a freestanding range style cooker with an extractor, integrated dishwasher, space for fridge/freezer and exposed stone wall. The other end of the living space is the main suite, the bedroom has a vaulted ceiling and exposed stone wall, the shower room has a walk in shower, toilet and wash hand basin and there is an area currently being used as a study but could be made in to a walk in wardrobe.

Garden & Parking

The enclosed front garden is a beautiful private space for alfresco entertaining and has a decked seating area and lawn with hedging and fencing, there is side access and an area along the boundary wall that has a raised bed ideal for flowers and herbs. A great feature is the covered seating area, that enables you to use the garden all year round if you wish with plenty of room for the bar-b-q and a patio heater. There are wide steps to the front door and gated access from the driveway parking. The detached paddock which is 0.75 of an acre offers gorgeous views over the Herefordshire countryside and is currently used as an area for growing vegetables and keeping chickens but our Vendors plans were to pursue planning for a lodge and add a lake. The paddock would also be great for a family with a small horse or pony.

There is a double open fronted carport to the front of the property which has parking for 2 vehicles and the remaining driveway is shared space.

Location

Westbrook Barns is just 4 miles from Hay-On-Wye and 2 miles from Dorstone in a wonderful scenic part of West Herefordshire with the Golden Valley, Brecon Beacons National Park and Wye Valley all noted for their beauty. Hay-on-Wye offers good market town facilities including the world famous secondhand bookshops and is considered as a tourist hot spot.

Services

Mains services connected are electricity, and water. There is an underground LPG tank in the garden which provides the central heating. Private drainage to septic tank. Residence sign up to a management committee and split the cost of emptying and the electric four ways.

Herefordshire Council Tax Band - F

Tenure - Freehold

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

From Hay on Wye take the B4348 in an easterly direction towards Bredwardine, after approximately 3 miles take the right hand turn signposted Dorstone and Peterchurch also on the B4348. Follow this road for just 2 miles where the entrance splay leading into Westbrook Barns can be found on the left-hand side.

