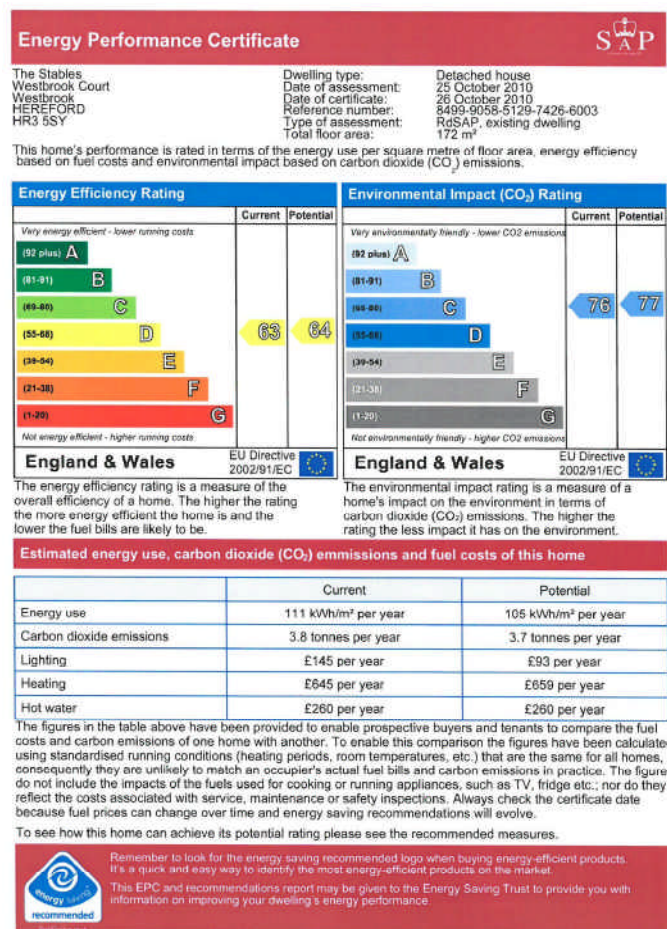




The Stables

Westbrook Barns, Westbrook Hay On Wye HR3 5SY

Character Barn Conversion Grade II Listed 3 Double Bedrooms
Family Bathroom, En Suite Dining Area, Living Room Gardens with Views
Parking and Carport Stunning Outlooks



£335,000

Freehold

To arrange a viewing please contact us t. 01432 344 779 f. 01432 352 229
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Westbrock Barns is located in the upper reaches of the Golden Valley just 5 miles from the market town of Hay on Wye. The town offers an excellent choice of local facilities including convenience stores, supermarkets and a variety of distinctive shops. The town is well known for its many second hand bookshops and the annual Hay Literary Festival.

The Stables is a link semi-detached house in a small courtyard of just 4 conversions in the upper reaches of the Golden Valley. The property, which has reverse accommodation with the living space on the first floor and bedrooms at ground floor level, has a wealth of character with an exposed vaulted Kitchen, Dining Area and Living Room, enjoying windows across the entire length of one elevation with views over rooftops towards the distant mountains.

The property is more closely described as follows:

Entrance Hall

Attractive tiled floor, exposed natural stonework, radiator, wall mounted GloWorm LPG boiler, understairs storage cupboard, staircase leading to first floor, door to family bathroom and door into the

Inner Hallway

Exposed timbers, power points, double glazed windows to front, doors to Bedrooms 1, 2 and 3

Bedroom 1

4.09m(13'5") x 3.51m(11'6")
Ceiling lights, radiator, power points, exposed ceiling timbers, natural stone wall, carpeted floor and door into the

En-Suite Shower Room

Attractive tiled flooring, shower cubicle, tiled splashbacks, low flush WC, wash hand basin with single lever mixer tap over, extractor fan

Bedroom 2

3.51m(11'6") x 3.25m(10'8")
Ceiling lights, radiator, power points, carpet, exposed ceiling timbers and stonework, French doors that open onto the patio area

Bedroom 3

4.65m(15'3") x 4.14m(13'7")
Ceiling lights, radiator, power points, carpet, exposed ceiling timbers and stonework, double glazed windows to front

Family Bathroom

1.80m(5'11") x 1.96m(6'5")
Radiator, tiled floor, suite in white comprising a panelled bath with shower over and shower screen, low flush WC, wash hand basin with single lever mixer tap over

Kitchen

5.13m(16'10") x 4.80m(15'9")
Exposed ceiling timbers, tiled floor, a range of attractive units including floor and wall cupboards, built in dishwasher, oven, hob with cooker hood over, fridge/freezer, washing machine and inset glazed clay sink with tiled splashback, double glazed window to front and an open archway into the

Dining Area

5.11m(16'9") x 2.84m(9'4")
Ceiling lights, power points, television aerial points, wood burner with slate hearth, open void ceiling with exposed timbering, wood flooring, natural stonework, double glazed windows to front and double doors that lead into

the

Living Room

9.14m(30'0") x 5.11m(16'9")
Ceiling lights, spotlights, radiator, power points, television aerial points, wood burner with slate hearth, open void ceiling, exposed beams, wood flooring, natural stonework, windows to front and side

Outside

To the front of the property there is a raised, paved forecourt with steps that lead down to the lawned garden together with parking and a covered carport. The property has further gravelled parking and an additional garden belonging to the property, with stunning views over the county and beyond

Services

Mains Water and Electricity. LPG Gas Central Heating. Shared Drainage

Council Tax

Herefordshire Council - Band E - £1897.50 payable 2015/16

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Directions

From Hereford take the A438 Brecon road towards Kington. After approximately 11 miles turn left onto the road signposted Bredwardine. Continue along the road, upon reaching the crossroads, turn right onto the B4352. After approximately 5 miles take the left hand turn on to the B4348 signposted to Ross. Follow the B4348 for about 1 mile and the

entrance to the property will be found on the left hand side, just after seeing the rear of the property.

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 Westbrock Barns can be found on the left hand side.

Jackson Property

For themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

29th October 2015