



SIZECROFT BARN

KILPECK | HEREFORD | HEREFORDSHIRE







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SIZECROFT BARN IS SITUATED IN THE DESIRABLE VILLAGE OF KILPECK, CLOSE TO THE CATHEDRAL CITY OF HEREFORD. WELL CONFIGURED, WITH PLENTY OF CHARACTER AND STUNNING VIEWS THE BARN CONVERSION CERTAINLY OFFERS AN ATTRACTIVE COUNTRY RESIDENCE

Sizecroft Barn offers the opportunity to acquire a character barn conversion with good sized gardens and private gated parking along with a self-contained one bedroom Annexe. This superb property is located in a quiet rural position, on the outskirts of the sought after village of Kilpeck, yet offers good accessibility- to the major road networks of the M4/M50/M5.

Superb village location close to Hereford & Welsh Marches
 Good Accessibility to South Wales / West Midlands / South West
 Spacious and well-presented character two bedroom barn conversion
 Country style kitchen with feature beams
 Sitting Room with feature stone sill
 Ground floor WC and spacious stairwell with full height windows
 Two double Bedrooms | Two Bathrooms

Attached one Bedroom Annexe 'Chaffpen Cottage' with potential to combine
 Gardens laid mostly to lawn with a paved patio area surrounding the property
 Private gravelled driveway with plentiful parking
 Stunning views over the surrounding countryside

Wealth of recreational & leisure opportunities within Herefordshire and wider region

Sizecroft Barn Residence: Front Entrance Hall • Ground Floor WC • Kitchen
 Sitting Room • Stairs to First Floor • Two Double Bedrooms • Two Bathrooms

The Annexe: Sitting Room • Shower Room • Kitchenette • Double Bedroom

Kilpeck 1 mile • Hereford 10 miles • Abergavenny 17 miles
 Cardiff 58 miles • Bristol 67 miles (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
 Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Sizecroft Barn enjoys an excellent location surrounded by stunning Herefordshire countryside yet boasting fantastic links to the larger centres of Hereford/Newport/Cardiff.

Situated along a country lane the property is accessed from a private gated gravelled driveway with parking for a number of vehicles.

There are excellent connections to the main road network with the cathedral city of Hereford being only ten miles away. The city boasts excellent schools, especially Hereford Cathedral Private School for Boys and Girls, and a recently regenerated shopping mall, along with a Waitrose supermarket and an extensive range of recreational and leisure facilities/clubs.

Kilpeck itself benefits from a public house 'The Kilpeck Inn', extensively refurbished in 2010, and a village hall, at which a number of events are held during the year. See <https://kilpeckvillagehall.wordpress.com/> for further details. The village is also home to a historic Romanesque church 'The Church of St Mary and St David'.

An abundance of tourism and recreational activities exist within Hereford and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny.





THE PROPERTY

Sizecroft Barn offers the opportunity to acquire a characterful country property, with flexible accommodation, in a superb position within Herefordshire.

The property is entered via a double five bar gate and boasts a large gravelled driveway and parking area to the front of the residence.

Access to the main house is via a front entrance hallway (16'4 x 10'6) with full height windows and flagstone flooring. There is a useful ground floor WC with access to the under stairs storage. A door from the Entrance Hallway enters the Kitchen (14' x 12'), a spacious room with country style base units and windows enjoying the views to the front and side of the Barn. The Kitchen benefits from a tiled floor, along with character beams and a stone sill encircling the room.

To the left of the Entrance Hallway is the Sitting Room (13'9 x 12'1), a room again boasting great character, with stone sills and wooden beams. If a purchaser wished to include Chaffpen Cottage as part of the main Barn's accommodation an entrance could be made here.

Wooden stairs lead to the first floor of the property where there is a light and airy gallery style landing, with access to the two bedrooms. Bedroom one (13'10 x 10'9) is a good size double with velux roof light, two side windows enjoying fantastic views and loft access. The bedroom benefits from a Bathroom (9'3 x 5'7) adjacent. Bedroom two (14' x 11'3) is again a good sized double with an adjacent Shower Room (10' x 4'11). Character beams are spread throughout with full height to the majority of the upstairs room space.

Externally Sizecroft Barn boasts stunning views across the surrounding Herefordshire countryside and towards the Welsh Hills. The elevated position means these are completely uninterrupted. The majority of the gardens are laid to lawn, with a patio encircling the Barn, providing a perfect place to enjoy the surroundings.

CHAFFPEN COTTAGE

Attached to the side elevation of Sizecroft Barn is Chaffpen Cottage-a one bedroom self-contained Annexe. Chaffpen offers a variety of options to a purchaser, giving them the flexibility to generate an income, accommodate an elderly relative or integrate the area into the main Barn itself. Chaffpen comprises of Sitting Room (17'7 x 15'6), Kitchenette (9'2 x 7'8), Wet Room (7'8 x 5'9) and Double Bedroom (15'2 x 11'4). Character beams are found throughout and each room boasts a doorway to the rear of Chaffpen, where a private paved terrace is situated.

KEY INFORMATION

Services: Mains electricity and water, private drainage, oil fired central heating.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not.

Fixtures & Fittings: Only those items specifically mentioned in these Particulars will be included in the sale, the remainder are excluded from the sale, however may be available by separate negotiation.

Council Tax Band: Sizecroft Barn- C, Chaffpen Cottage- B

Local Authority: Herefordshire County Council. Telephone: 01432 260 000

Viewings: Strictly by appointment with the selling agents.

Directions: From the Hardwick roundabout at Abergavenny take the A465 towards Hereford. Continue along this road for approximately 13 miles, passing through Pontrilas. When you reach Wormbridge, take the second right signposted to Kilpeck (also signposted to the Kilpeck Inn). Drive straight through the village, bearing left at the sign for the Village Hall, the road will continue up until it bears sharp to the left. Sizecroft Barn will be found on your left. Postcode: HR2 9DW

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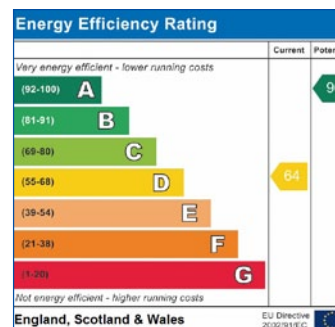
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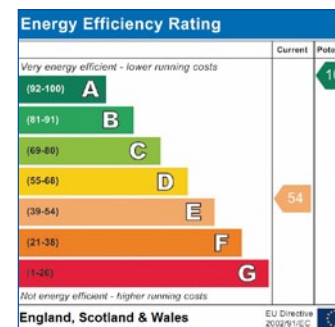
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Sizecroft Barn



Chaffpen Barn



IMPORTANT NOTICE

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