



The Oast House, Weston Beggard, Hereford, HR1 4BW

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EXCLUSIVE



The Oast House, Weston Beggard, Hereford, HR1 4BW

Truly inspirational and extremely spacious character former Oast House and converted barn.

- **Beautifully appointed and versatile accommodation.**
- **Extensive exposed timbers, hardwood floors**
- **Bespoke kitchen/breakfast room, sitting room, dining room and snug**
- **Oast house bar, hallway, WC**
- **Four bedrooms which includes a wonderful master bedroom suite incorporating the en-suite bathroom within the original oast house**
- **Under floor heating which extends throughout the ground floor**
- **Sheltered terrace, beautiful landscaped gardens with stunning views**
- **Individual garaging and parking plus additional parking**
- **Communal/shared amenity woodland extending to approximately 5 acres (tbv)**

GUIDE PRICE £585,000





DIRECTIONS

From Hereford proceed towards Ledbury on the main A438. Continue through Bartestree and ignore the first turning left after the village hall towards Whitestone, after a very short distance take the next left signposted Weston Beggard and continue along this road for approximately 2/3rd of a mile where the shared entrance to the oast house can be found on the right-hand side.

SITUATION AND DESCRIPTION

This attached barn conversion and oast house which was converted to an extremely high standard in approximately 2005 forms part of a very select community, which is conveniently situated not just for local amenities at Bartestree which include village hall, shop, hairdressers, church, public house and restaurant and regular bus service but also accessible to numerous local and regional centres which include Hereford, Ledbury and Ross on Wye. The M50 motorway at Ross on Wye and south of Ledbury provides excellent national communications.

The property itself which is Grade II* Listed has been meticulously maintained and improved from the original high-quality conversion. It is both double glazed and centrally heated. The property provides spacious versatile and character accommodation with extensive exposed timbers and elevations through and comprises: -

ON THE GROUND FLOOR

PORCH and part glazed entrance door to



DINING ROOM with hardwood floor, downlighting, feature arched elevations, under stairs storage cupboard. To the far side of the dining room is a **SNUG** with hardwood floor, double French doors to sheltered terrace, wood burning stove and fireplace, feature part stone elevation.

THE ORIGINAL OAST HOUSE now forming a character bar/reception area.

FURTHER OAST HOUSE with hallway, original front doorway, ceramic tiled floor

DOWNSTAIRS WC with wash hand basin

SITTING ROOM

with hardwood floor, high beamed ceiling access to

KITCHEN/BREAKFAST ROOM beautifully presented with ornate slated floor, underfloor heating (which extends throughout the ground floor). Timbered elevation. The kitchen itself has marble effect work surfaces, cupboard and drawers, quality bespoke oak fronted units from Howdens, integral fridge freezer and dishwasher, tiled alcove incorporating Alpha range which not only has two double ovens and control panel but also provides for the central heating and domestic hot water. In addition, there is a hardwood central island unit with cupboards, further work surface space, 1.5 bowl sink unit with waste disposal unit, spot and downlighting.



UTILITY with work surfaces, plumbing for automatic washing machine, stainless steel sink unit, laundry maid hanging rack, cupboard with pressurized water system.

ON THE FIRST FLOOR

Stairway to

LANDING/STUDY AREA overlooking the ornate archways and exposed timbers.

OFFICE/BEDROOM with Velux and spotlighting.

STAIRS TO

INNER LANDING

with linen cupboard, double wardrobe, central heating thermostat

BEDROOM

with part vaulted ceiling. **En-suite Shower Room** with shower cubicle and thermostatically controlled shower, pedestal wash hand basin, WC, shaver point.

BEDROOM THREE with pitched ceiling



LUXURIOUS BATHROOM

with corner bath, shower over, pedestal wash hand basin, WC, tiling, shaver light and point.

MASTER BEDROOM FOUR a spectacular room with vaulted ceiling, stairs to split level access to original oast house providing a circular walk in Dressing Area and further access within the oast house to

UNIQUE CIRCULAR BATHROOM with ball and claw foot bath, pedestal wash hand basin, bidet, WC and tiling.

OUTSIDE

The property is approached via a shared driveway to a **large open fronted granary** within which is a **two bay open fronted garage area**, one incorporating a closed timber store plus further mezzanine loft storage. **Lean-to communal store**, outside security lighting and sensors. To the far side is an extensive gravelled area for communal and visitor parking.

In this area is a personal gateway to the delightful well maintained circa **5 acres** of communal amenity deciduous woodland planted approximately 19 years ago with individual walkways providing delightful amenity area.

Immediately to the front of the property is a gated access to a sheltered **courtyard** and terrace with herbaceous and floral borders, gated access to gravelled area at the front which continues around to the far side of the property.



From the communal lawn a pathway leads to the individual garden for this property which has been beautifully landscaped and incorporates terraced lawned gardens, steps with herbaceous borders, soft fruit and vegetable area, specimen trees and shrubs all with spectacular unspoilt rural views as far as Haugh Woods and Dormington.

SERVICES

Mains electricity, mains water. Shared private drainage. Oil fired central heating.

LOCAL AUTHORITY

Herefordshire council 01432 260000

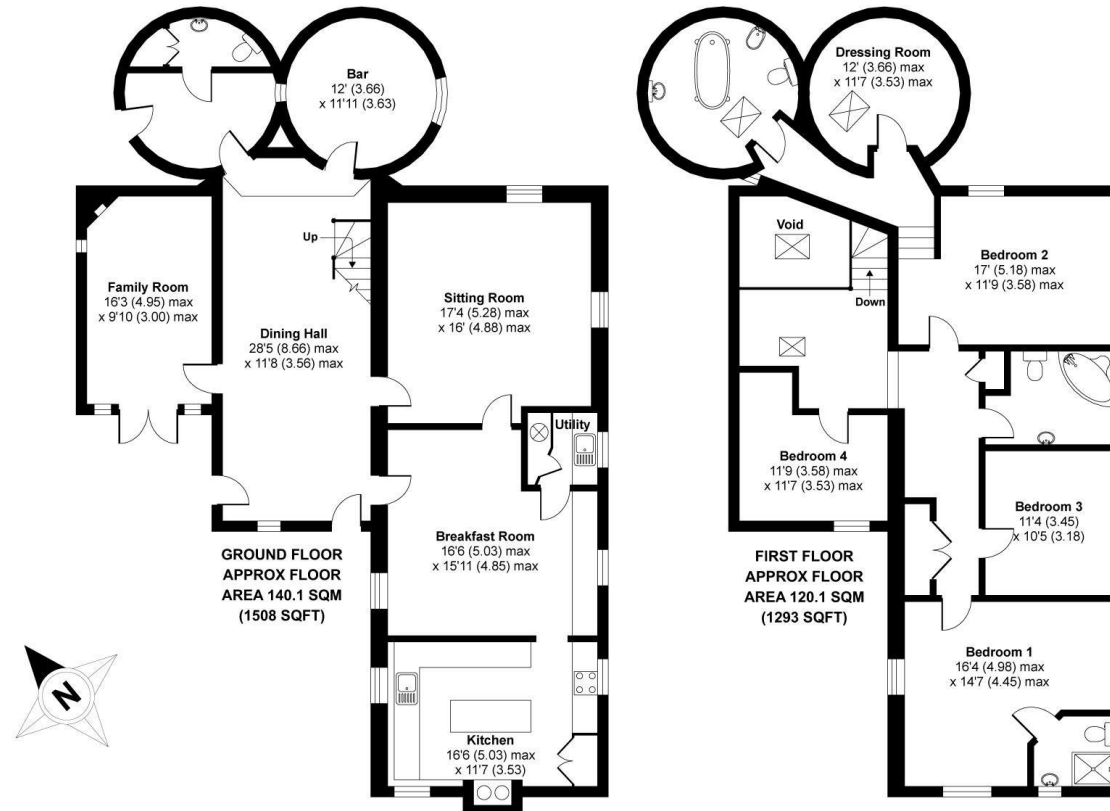
COUNCIL TAX BAND G

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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APPROX. GROSS INTERNAL FLOOR AREA 2801 SQ FT 260.2 SQ METRES (EXCLUDES VOID)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Viewing Arrangements

Strictly by prior appointment only through the agent Hunters

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