



**JonathanWright**  
estate agents



**The Wagon House , Brierley, Nr Leominster HR6 0NU. £425,000**



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Brierley  
Nr Leominster  
HR6 0NU**

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### **PROPERTY FEATURES**

- Single Storey Barn Conversion
- Grade 2 Listed and Character Accommodation
- 3 Bedrooms
- En-Suite Shower Room
- Lounge
- Fitted Kitchen
- Family Bathroom
- Gallery Landing/Office
- Carport & Parking For Vehicles
- Attractive And Good Size Garden

**To view call 01568 616666**



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An attractive and well presented Grade 2 Listed, single storey barn conversion offering double glazed and centrally heated accommodation to include a reception hall, impressive lounge with vaulted ceiling and wood burning stove, inner hallway, kitchen/breakfast room, 3 good size bedrooms, en-suite shower room, family bathroom, feature galley landing/office and outside garden to front, a good size garden to side, driveway with parking for vehicles and a double fronted carport with storage shed. Brierley is an attractive rural location, but is only a short drive from the market town of Leominster where a wide range of amenities can be found to include schooling, shops, supermarkets, cafes and restaurants and a train station with regular services to the nearby cathedral city of Hereford. Details of The Wagon, Brierley, Near Leominster are as follows:

A wooden entrance door opens into a reception hall having flag stone flooring and latch and lever door opening into the lounge. The impressive lounge has a stunning vaulted ceiling with exposed ceiling timbers, double glazed windows to front and side elevations, traditional flagged stone flooring throughout, wall lighting and a wood burning stove. From the lounge a latch and lever door opens into an inner hallway with a door opening into the kitchen/breakfast room.

The well fitted kitchen/breakfast room has wooden working surfaces with an inset one and a half bowl, single drainer sink unit with cupboards and drawers under and the working surfaces continue with base units of cupboards and drawers. There is a planned space and plumbing for a washing machine, planned space for a fridge/freezer, planned space for an electric cooker with an extractor hood with light over, also a range of matching eye-level cupboards, glass fronted display cabinets and shelving. The kitchen/breakfast room also has inset lighting, a continuation of flagged stone flooring, room for a breakfast table, a double glazed window overlooking gardens to the side of the property and a door opening out to the gardens. From the inner hallway double opening doors give access into a good size storage cupboard with latch and lever doors giving access to bedroom and bathroom accommodation.

Bedroom one (Master Bedroom) is a good sized double bedroom having a high ceiling with exposed ceiling timbers, ample room for bedroom furniture, a double glazed window overlooking gardens to the side of the property, wall lighting and a door into an en-suite shower room.

The en-suite shower room has a shower cubicle with a mains fed shower over, pedestal wash hand basin and a low flush W.C. There is also tiled flooring, wall

lighting, high ceiling with ceiling timber and windows to side.

Bedroom two is also a good size bedroom having exposed wall and ceiling timbers, a double glazed window overlooking gardens and a recess ideal for housing a wardrobe unit.

Bedroom three has a double glazed window overlooking gardens and an inspection hatch to roof space above.

From the inner hallway a door opens into the main family bathroom having a modern suite in white to include a side panelled bath with mixer shower, pedestal wash hand basin and a low flush W.C. There are tiled splashbacks, windows to side and exposed ceiling timbers.

From the inner hallway a door gives access to a paddle staircase leading up to an attractive gallery landing/office overlooking the impressive lounge having a roof light and power points.

#### OUTSIDE.

The property is situated in an attractive and rural position within the north Herefordshire hamlet of Brierley, in a select development of barn conversions. There is a long driveway to the front with parking for several vehicles and also a lawned garden with an ornamental pond and a large open fronted carport. The carport has a charging terminal for an electric vehicle and also a useful and substantial storage shed. There is gated access to the garden situated at the side of the property

#### GARDEN.

The attractive and good size garden is ideal for families and keen gardeners alike and having a slabbed seating area enjoying the daily sunshine, lawned garden, well stocked floral and shrub borders and beds, a variety of fruit trees and a rear veranda with outside lighting providing a sheltered area.

#### SERVICES.

The property has mains water, mains electricity, private drainage and telephone subject to BT regulations.

#### AGENTS NOTE.

The property is Grade 2 Listed.



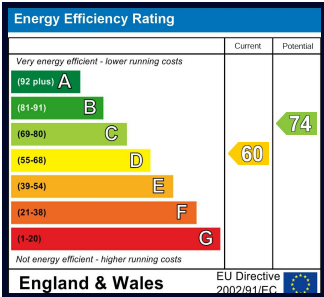
## ROOMS AND SIZES

Reception hall	
Lounge	6.63m x 5.87m (21'9" x 19'3")
Kitchen/Breakfast Room	5.79m x 2.21m (19' x 7'3")
Bedroom One	4.09m x 3.73m (13'5" x 12'3")
En-Suite./Shower Room	
Bedroom Two	3.45m x 3.45m (11'4" x 11'4")
Bedroom Three	2.90m x 2.24m (9'6" x 7'4")
Bathroom	
Gallery Landing/Office	4.57m x 2.13m (14'11" x 6'11")
Garden	
Carport	



## PROPERTY INFORMATION

Council Tax Band - E  
Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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