

# Denny & Salmond

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Residential Sales & Letting Agents



## £1,850 Per Calendar Month

Hop Yard View Millend Court, Castle Frome, Ledbury, Herefordshire, HR8 1FA

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Located within a small rural courtyard development, Hop Yard View is an impressive detached barn conversion, full of character and offering versatile accommodation to include entrance hall, cloakroom, open plan living room with further sitting room area, kitchen and ground floor en-suite bedroom. To the first floor is a large galleried landing, three bedrooms, the master with en-suite shower room and further bathroom. The property benefits from off road parking, an enclosed garden and a useful lockable store. Available immediately. EPC awaited.

## Reception Hall

Full height glazing leads into the reception hall with inset matting, radiator, wood effect flooring door to living room and sitting room and further door to:

## Cloakroom

Fitted with a low-level WC and pedestal wash hand basin with radiator wood effect flooring and mirror.

## Open Plan Living Room and Dining Area

18'0" x 24'10" (5.50 x 7.58)

The open plan living and dining area is a magnificent feature of this barn conversion having a wealth of exposed ceiling timbers and open to a gallery landing above. Hardwood double glazed windows to three aspects, radiators, wood effect flooring, TV and telephone points, under stairs storage cupboard and openings to both the Kitchen and a further Sitting Area.

## Kitchen

7'6" x 15'0" (2.30 x 4.58)

Fitted with a range of cream fronted base and eyelevel units with wood effect work surface over and one and a half bowl stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher, space for fridge freezer, integrated double oven with four ring electric hob and extractor hood above. Hardwood double glazed window to side, flooring as before and inset spotlighting.

## Sitting Room

9'8" x 12'10" (2.95 x 3.93)

From the living area a squared opening leads into a further Sitting Room area with full height glazing to rear elevation with glazed door leading to the patio seating area and aspect over the productive Hop Yards beyond. Flooring as before, radiator, spotlighting and door to ground floor bedroom.

## Bedroom Four

3.43 x 3.69

Flooring as before, radiator, TV and telephone points, inset spotlighting, built-in wardrobe with hanging rail and shelf and door to:

## En Suite Shower Room

Fitted with a large walk-in shower cubicle housing mains shower. Pedestal wash hand basin and low-level WC. Flooring as before, heated towel rail, spotlighting and extractor vent.

## Galleried Landing

From the living room a staircase rises to the impressive first floor gallery landing with a host of exposed ceiling timbers, window to rear elevation, airing cupboard and doors to all rooms.

## Bedroom One

11'2" x 15'6" (3.42 x 4.74)

Double glazed window to side aspect with rural views, radiator, exposed ceiling timbers, TV and telephone points, inset spotlighting and door to ensuite shower room.

## En Suite Shower Room

Fitted with a corner shower cubicle housing mains shower, pedestal wash hand basin and low-level WC. Flooring as before, radiator, spotlighting and wall mounted cabinet.

## Bedroom Two

8'11" x 9'7" (2.74 x 2.94)

Exposed wall and ceiling timbers, low-level and Velux window to front elevation. Radiator and inset spotlighting.

## Bedroom Three

8'6" x 15'0" (2.61 x 4.59)

Exposed wall and ceiling timbers, double glazed window to rear elevation, radiator, spotlighting.

## Bathroom

The Bathroom is fitted with a white suite comprising panel bath, pedestal wash hand basin with tiled splashback and low-level WC. Illuminated mirror, flooring has before, radiator, hardwood double glazed window to rear elevation along with Velux.

## Outside

The property has an attractive enclosed walled garden which is primarily laid to lawn with a patio seating area adjoining the rear and further flagstone patio to one corner the garden. The plot is enclosed by a combination of brick walling and post and rail fencing and enjoys an outlook over the adjoining farmland and hop yards. There is gated access to the side and front of the property where the lockable store and parking is located.

## Agents Note

Our client advises us that the property is on a shared Biomass system the cost of which is current £204.00 per quarter and the charge for the shared septic tank system is currently £132.00 per annum however these figures may be subject to review.

## Disclaimer

Photographs of this property were taken prior to the current tenant's occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

From our Malvern office proceed left on the A449 bearing left onto North Malvern Road and right onto Cowleigh Road until the junction with the A4103. Turn left and proceed ahead over Fromes Hill descending to the cross roads at the bottom bearing left as signposted Ledbury and Bosbury. Proceed ahead bearing right as sign posted Castle Frome and then right into Mill End Farm. Hop Yard View will be located on the right with the gravelled parking area in front. What 3 Words - ///trophy.hardening.strictly

