



The Hop Barn

Munsley, Ledbury, Herefordshire, HR8 2SH

The Hop Barn

Impressive Five/Six Bedroom Barn Conversion with Spectacular 31 Foot Open Plan Kitchen/Dining & Living Area, Separate Sitting Room, Large Master Suite with Dressing Room & Ensuite Shower Room, Four Further Double Bedrooms, Two Ensuite & Further Sitting Room/Sixth Bedroom. Large Private Garden & Double Garage. Peaceful Rural Location close to Ledbury with Stunning Views across Open Countryside

THE PROPERTY

Ground Floor

- Stunning 31 Foot Open Plan Kitchen/Dining/Living Area with Wooden Flooring, Exposed Beams and Full Length Doors/Windows Opening onto Terraced Area and Garden
- Fully Fitted Farmhouse Style Kitchen with Granite Worktops, Breakfast Island with Solid Wood Worktop, Gas Range Cooker, Full Height Pantry Cupboard with Internal Fridge
- Separate Large Sitting Room with Gas Stove & Stone Flooring
- Impressive Entrance Hall with Stone Tiled Flooring & Large Reclaimed Double Doors Opening to Living Area
- Large Downstairs Cloakroom with Space for Boots & Coats
- Utility Room with Vaulted Ceiling & Traditional Clothes Aier

First Floor

- Attractive & Spacious Landing
- Master Suite with Dressing Room & Ensuite Shower Room with Views Over the Garden & Open Countryside
- Two Further Large Double Bedrooms & Family Bathroom

Second Floor

- Spacious Landing
- Two Large Double Bedrooms with Vaulted Ceilings each with Ensuite Shower Room
- Sitting Room/ Sixth Bedroom with Exposed Beams & Views

THE OUTSIDE

- Large Landscaped Garden with Flagstone Terrace & South West Facing Decking & Garden Shed
- Large Double Garage with Storage Above and Further Lawned Garden Behind
- Long Sweeping Drive

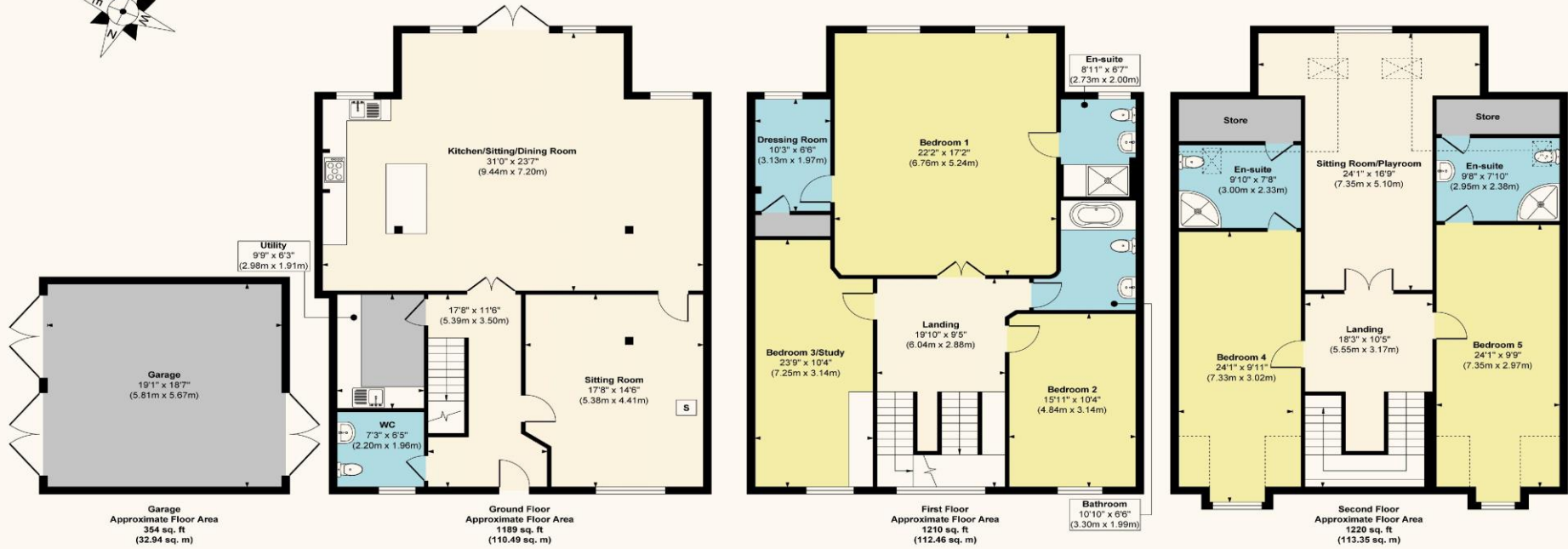




FLOOR PLANS

Total Approx. Floor Area 3973 Sq. Ft. (369.24 Sq. M.)

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Approx. Gross Internal Floor Area
Main House = 3619 sq. ft / 336.30 sq. m
Garage = 354 sq. ft / 32.94 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potenti
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185





THE SITUATION

- Quiet Rural Location with Fabulous Views & Local Walks Straight from the Door
- 3 Miles to Ledbury with Local Amenities & Rail Link to London
- 10 Miles to Great Malvern
- 13 Miles to Hereford
- 4 Miles to M50 (Junction 2)

PRACTICALITIES

- Council Tax Band: G- Herefordshire Council
- Mains Electricity
- Shared Private Borehole Water
- Shared Private Drainage
- Oil-Fired Central Heating, Underfloor Heating to Ground Floor
- Gas Bottles for Cooker and Fire
- Broadband is Available

DIRECTIONS

HR8 2SH What3Words: indulgent.dweller.brushing From Ledbury proceed north along the high street towards the station and take the B4214 towards Bromyard. After approximately 2 miles at a small cross roads turn left signposted Munsley. Continue for approximately 1 ½ Miles & just after Paunceford Court, the driveway for Paunceford Hop Kilns will be on the left. Follow the driveway until you reach Paunceford Hop Kilns & The Hop Barn is the middle property

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.


COUNTRY
&
CLASSIC

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