



Fuggles Barn
Acton Green | Acton Beauchamp | Herefordshire | WR6 5AA

FINE & COUNTRY

FUGGLES BARN

Fuggles Barn is one of 3 barn conversions, it is both substantial and beautifully finished with far-reaching countryside views. Fuggles Barn encompasses a wealth of accommodation including four suited bedrooms, an open plan kitchen and large elevated reception room. A country home, with tasteful detailing throughout and a 10 year Building Warranty with ICW.



FUGGLES
BARN

Ground Floor:

- Open plan kitchen/living space featuring a kitchen island, breakfast bar, quartz worktops, Neff appliances, underfloor heating and 2 sets of French doors leading into the garden.
- Utility room.
- Guest cloakroom.
- Galleried hallway.
- Double bedroom with shower ensuite and dressing room.
- Double bedroom with shower ensuite.
- Double bedroom with shower ensuite.
- Coats cupboard.
- Door leading to the front of the property and to west facing patio with steps to ample parking and gravel driveway.

























First Floor:

- Large reception room with mezzanine balcony and far-reaching countryside views.
- Exceptional main bedroom featuring dual aspect windows, ensuite bathroom and dressing room.





Outside: Fuggles Barn is approached through a shared driveway to ample private gravel parking to the front and rear of the property. The private rear lawned garden has an entertaining patio and fabulous views towards Suckley.





LOCATION

Fuggles Barn sits within the rural hamlet of Acton Green, in Worcestershire nestled between Bromyard and Great Malvern. Bromyard (5 miles) is a traditional Herefordshire market town with boutique shops, galleries, café's and public houses. Within the wider area, Fuggles Barn is well placed for access to Worcester, Leominster, Ross-on-Wye, Hay-on-Wye, Ludlow and Shrewsbury.

The centre of the Victorian spa town of Malvern is some 7 miles away with Waitrose, Marks and Spencer, Morrisons and major retailers, plus the Malvern Theatre and community hospital. The Malvern Hills are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round. The hills themselves link Herefordshire, Gloucestershire and Worcestershire and are a great destination for walkers of all ages. Within easy driving distance, there are a wide range of well-known and boutique shops and restaurants ensuring everyone's tastes are catered for, including the Three Counties Showground too. Worcestershire and Herefordshire are both major food producing areas, and the property is within easy distance of farm shops in all directions.

The cathedral city of Worcester (13 miles), lying on the banks of the River Severn, provides for high street and boutique shopping, and characterised by one of England's great cathedrals, county cricket ground, premiership rugby club, racecourse and university. Ludlow (26 miles) is a delightful market town with renowned eateries, café's, boutique shops and regular markets.

There are direct train lines to London from Worcester and Birmingham. The Worcestershire Parkway station is located 17 miles away, which is intended to increase the capacity to London as well as reduced journey times. This will have a significant impact on Worcestershire's accessibility to the Capital and other regional centres.

If education is a priority then Worcestershire is blessed with an enviable mix of schooling at all levels, including a variety of independent establishments, allowing parents to select the right environment for their children's needs. The King's School Worcester and The Royal Grammar School are located in the heart of Worcester city centre. Herefordshire Sixth Form College is also within easy access.





Services, Utilities & Property Information

Mains electricity and water. LPG heating. Private drainage via a sewage treatment plant. Underfloor heating to the ground floor.

Ultrafast broadband available in the area – please check with your local provider. 4G and 5G mobile coverage available in the area - please check with your local provider.

Additional Property Information

Circa 1.5 acres by separate negotiation.

Tenure

Freehold

Local Authority

Herefordshire

Council Tax Band – TBC

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111.

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am – 1.00 pm

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



GROUND FLOOR

FIRST FLOOR

TOTAL: 2765 sq. ft, 257 m2
 GROUND FLOOR: 1621 sq. ft, 151 m2, FIRST FLOOR: 1144 sq. ft, 106 m2
 EXCLUDED AREAS: OPEN TO BELOW: 476 sq. ft, 44 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	94 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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