



# The Old Dairy

Linley Green | WR6 5RE



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**\*\* LAST TWO REMAINING\*\*** An outstanding three/four-bedroom attached barn conversion, finished to an exceptional standard throughout with luxurious finishes including Porcelanosa tiling and underfloor heating to the ground floor, located in the desirable hamlet of Linley Green.

## Location:

Linley Green is a picturesque, rural hamlet within the county of Herefordshire, close to the border of Worcestershire. Surrounding towns and villages offer a wide range of amenities. The nearby village of Whitbourne has a superb public house called The Live Inn and a village shop. In the surrounding area you will find a range of fabulous places to eat and drink such as Pensons in Tenbury, The Baiting House in Upper Sapey and Holloways in Suckley, as well as the Talbot in Knightwick, which is also home to Knightwick Butchers. Just less than three miles away is the historic market town of Bromyard offering an extensive range of amenities including local butchers and farm shops, filling stations, independent retail shops, pubs, bars and cafés.

## Education:

There is superb schooling in the surrounding area of Linley Green Chapel, with the local Brockhampton Primary School holding a “Good” Ofsted rating, just approximately three miles away. In secondary education, the renowned The Chantry School is within easy access. The property is within catchment for Queen Elizabeth High School, which also holds a “Good” Ofsted rating. In the independent sector, there is easy access to exceptional local private schools, such as Malvern St James for girls, and Malvern College for both girls and boys.





#### Accommodation Comprising Of:

Hall, laundry room, dining room, kitchen/sitting area, shower room, three double bedrooms with en-suites, and study/further bedroom.

#### Ground Floor Accommodation:

An impressive entrance hallway with feature Porcelanosa tile flooring welcomes you into this fabulous new build home, with doors serving the kitchen/sitting area, dining room, laundry room, shower room and study/bedroom four. To the left of the entrance hall is the versatile study with triple aspect and French doors to outside, which could be utilised as a ground floor bedroom. Adjacent to the study/bedroom four is the shower room comprising of a single shower, toilet and basin, finished with delectable wall-panelling, perfect for a dependent. Porcelanosa tile flooring follows through to the kitchen/sitting area with a feature log burner and French doors to outside, which is a fabulous space for entertaining or relaxing. The kitchen, designed by Elgar Kitchens, offers superb storage with wall and base units finished with Quartz work-surfaces. Integrated appliances include a dishwasher, fridge and freezer, as well as two eye-level NEFF ovens. The kitchen island offers further storage as well as an induction hob and seating. The laundry room, also designed by Elgar Kitchens, offers superb storage with wall and base units including a washing machine and tumble dryer, finished with Quartz work-surfaces. Adjacent to the kitchen is the carpeted dining room with dual aspect.

#### First Floor Accommodation:

A lovely and bright landing has doors serving three double bedroom en-suites. The impressive master bedroom is a superb space with dual aspect, a dressing room and en-suite comprising of a bath, shower, toilet and his & her's basins, finished with wall-panelling. Bedrooms two and three and fantastic sized doubles both with dual aspect, fitted wardrobes, delightful window seats and en-suites comprising of a single shower, toilet and basin.





**Outside:**

There is a glorious, raised front garden consisting of lawn and patio, as well as a terrific side garden with access from the driveway, and through the study/bedroom four. There is ample parking on the driveway, for up to four cars.

**Services:**

Mains water and electricity. Private drainage. LPG heating.

**Tenure:**

We are advised the property is Freehold

**Local Authority:**

Herefordshire

**Agent's Notes:**

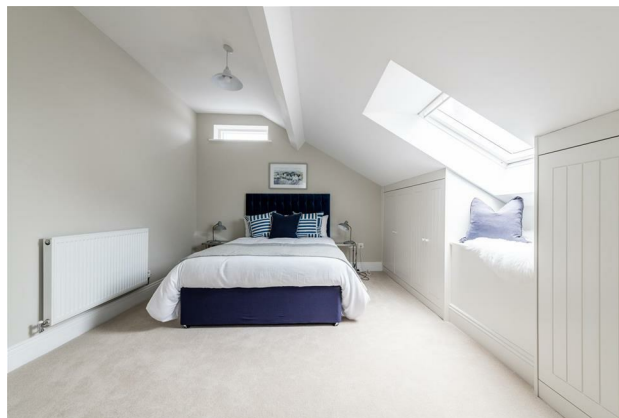
10 Year Build Warranty

**Important Note to Purchasers:** Please refer to our Terms & Conditions of Business: <https://rjcountryhomes.co.uk/terms-and-conditions/>

**Administration Deposit:**

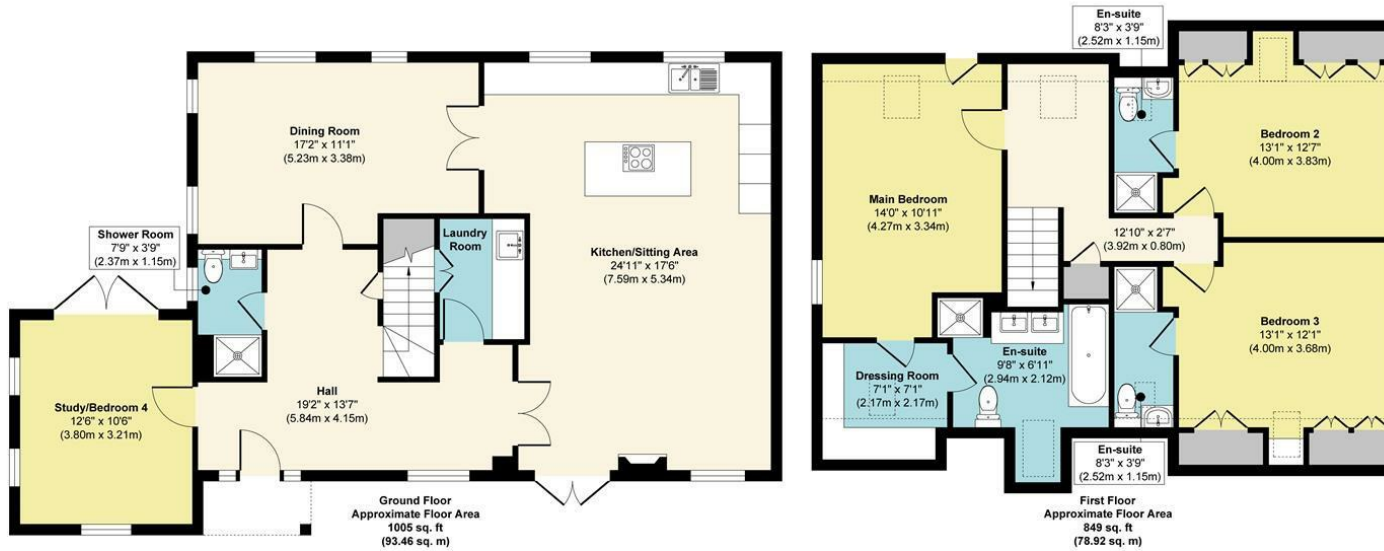
RJ Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by RJ Country Homes to cover administration and re-marketing costs of the property.

RJ Country Homes has not tested any equipment, apparatus or integral appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. We advise Buyers to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Please note that RJ Country Homes has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.





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**Approx. Gross Internal Floor Area 1854 sq. ft / 172.38 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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