



AILEY BARN

Nr Kinnersley HR3 6NY





## Ailey Barn

Ailey  
Nr Kinnersley  
Herefordshire  
HR3 6NY

Forming part of this small tucked away hamlet, a deceptively spacious barn conversion offering excellent family accommodation, full of character and charm throughout.

Offers around £650,000



### Situation and Description

The small hamlet of Ailey is tucked-away in northwest Herefordshire and is made up of a cluster of individual cottages and houses. Between the larger villages of Staunton on Wye, Eardisley and Almeley, there are a good range of local services with more extensive facilities within a short drive at the market towns of Hay on Wye, Kington and the cathedral city of Hereford.

Ailey Barn was converted in 2005-2007 and offers very versatile living accommodation laid out over two floors. The living area is deceptively spacious with three main reception rooms, a study, or home office, and a large kitchen/breakfast room. The bedroom space is separated making it ideal for teenagers. Full of character and charm the barn faces due west overlooking its own gardens and offers both garaging and ample parking.



On arrival, a glazed front door leads into an impressive reception hall with vaulted ceiling, exposed timbering, oak flooring, storage cupboards and galleried landing at the rear. Glazed double doors lead into a very comfortable sitting room, which again has an oak floor and windows to one side. A separate study or home office creates a quiet space to work and a second sitting room or potential dining room overlooks the gardens. The large kitchen/breakfast room is well appointed and a very practical space, again full of character. There are plenty of fitted units including a central workstation and a range of appliances including a Belling 7 ring range style cooker.



The ground floor space is supported by a cloakroom, and various built in storage cupboards. In addition, there is an enclosed garage/ playroom with adjoining boiler room, housing the oil fired central heating system, and an open garage.

From the galleried landing the staircase splits at one end of the house and leads to the master bedroom with a vaulted ceiling, roof light windows to one side and en suite shower room. At the other end of the landing a guest suite (bedrooms 2 and 3) create both a bedroom and workspace with an adjoining bathroom. The remaining two bedrooms each have their own access from the kitchen/ breakfast room, making

them ideal for teenagers or extended family, and both have en suite facilities.

**Outside** the property is approached from the village lane by a right of way and then its own drive which leads to a large parking area to the front of the barn and gives access to an open fronted garage. The gardens face almost due west and are very private. Now well established, they include patio and lawned areas, and various mature shrubs and plants.

**Prospective purchasers:** Upon submitting an offer, we will require by law, proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.

**Services and Considerations** mains water, mains electricity, oil fired central heating, private drainage. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Although Ailey Barn is not Listed, it lies within the curtilage of a Grade II Listed property. Council tax band F = £3180.47pa. EPC C 72/89: Broadband = Gigaclear superfast fibre 900Mbps available, currently connected to 400Mbps. Tenure freehold.







Full of character and charm and providing good reception areas







Spacious family kitchen/breakfast room







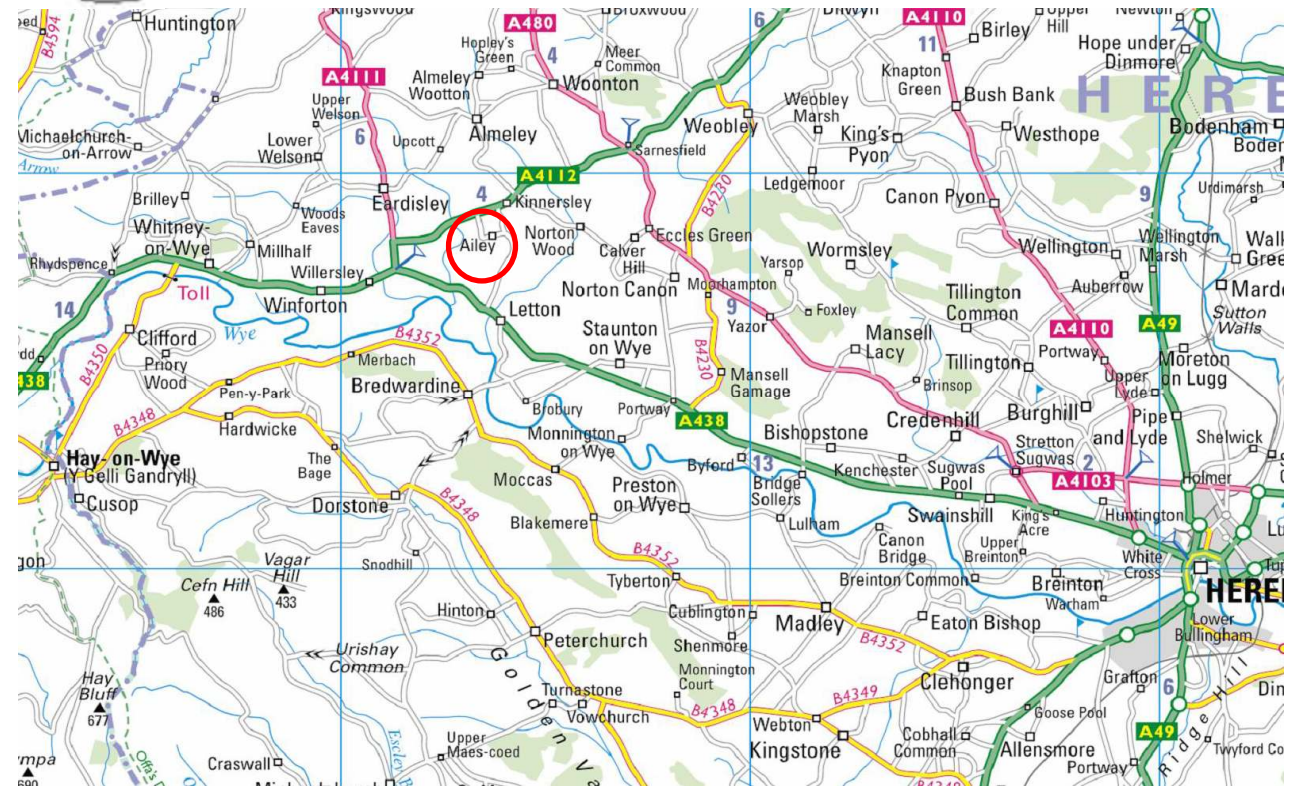
Five first floor bedrooms overall; en suites and family bathroom







Plot size 0.29 of an acre

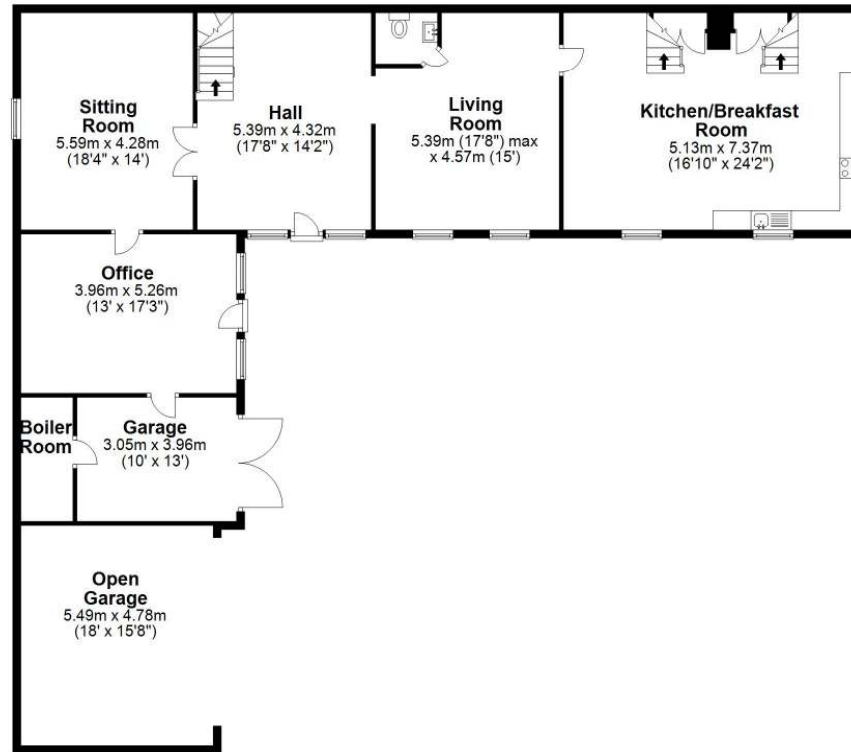


**Directions W3W: [///brave.helpfully.evoked](https://brave.helpfully.evoked)**

From Hereford, proceed out of the city on the A438 in a westerly direction towards Brecon. After approximately 10 miles, enter the village of Letton and turn next right to Kinnersley. Proceed for approximately 1 mile before turning left into Ailey (just before you reach The Kinnersley Arms) and continue into the hamlet and the entrance to Ailey Barn will be found on the left-hand side.

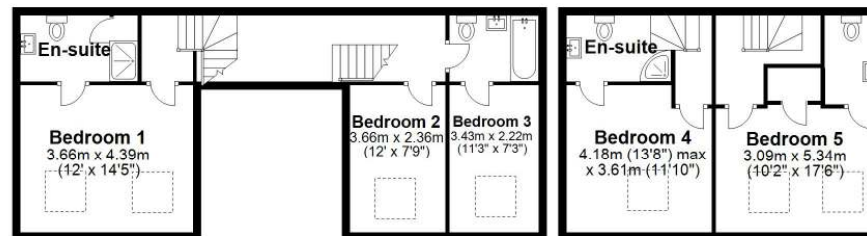
## Ground Floor

Approx. 176.1 sq. metres (1895.5 sq. feet)



## First Floor

Approx. 99.1 sq. metres (1066.7 sq. feet)



Total area: approx. 275.2 sq. metres (2962.2 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brookes Bliss Ltd  
Plan produced using PlanUp.

# Brookes Bliss

46 Bridge Street, Hereford, Herefordshire HR4 9DG

Tel: 01432 343800

sales@brookesbliss.co.uk

[brookesbliss.co.uk](https://www.brookesbliss.co.uk)

[rightmove](https://www.rightmove.co.uk)

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.





Level private gardens with ample parking and garaging space

