



## THE MILKING PARLOUR

Sutton St Nicholas, HR1 3DD





## The Milking Parlour

Venns Green  
Sutton St Nicholas  
Hereford  
HR1 3DD



A newly converted single storey barn conversion forming part of a select development and offering very individual living space with modern facilities blending with character features, all in a sought-after location in the small hamlet of Venns Green.

**Guide Price £575,000**

### Situation and Description

This attractive Grade II Listed barn conversion is part of a small development of barns that lie adjacent to a pretty Georgian farmhouse on a small no-through council-maintained lane, which itself lies between the villages of Bodenham, Sutton St Nicholas and Marden in northeast Herefordshire. Between them the villages offer an excellent range of local services with the cathedral city of Hereford being only 6 miles away, providing more extensive facilities as well as road and rail links to other parts of the country.

The Milking Parlour, as the name suggests, was a former agricultural barn which has been beautifully converted to create a very individual and stylish detached single storey property. Much of the original character has been retained while the conversion includes heating from an air source heat pump, rainwater recycling system, modern double glazing, underfloor heating throughout, porcelain tiled floors and a well-appointed modern kitchen.

On arrival, a double glazed paneled front door with glazed side screens leads into a reception hall with a vaulted ceiling, tiled floor, exposed timbers and access to a large loft space. At one end the impressive open plan living room and kitchen features plenty of character and includes a vaulted ceiling, glazed doors on two sides, underfloor heating, fitted wood burner, roof lights and fitted kitchen in one corner with new induction hob, double oven with extractor over, 450mm dishwasher (all with Howdens 3-year guarantee) and separate workstation. The kitchen is supported by a useful utility with plenty of cupboards, space for free standing washing machine and dryer and working space as well as direct access to outside.

There are then two double bedrooms again with underfloor heating and plenty of individual character. One of the bedrooms has the

benefit of an en suite shower room and there is a separate family bathroom which again is well appointed.

### Outside

The property is approached by a shared driveway which leads to a useful parking space to the front of the barn and also to a purpose-built garage block with a central double garage (18'10 x 16') with up and over doors and additional parking space.

The gardens are then a good size and lie to the sides and front of the barn and are seeded to lawn and enclosed by coral style fencing and some yew hedging. A patio lies at one end and is ideal for barbecues with exterior lighting and a cold tap. A path then leads around the property to the rear.

### Services and Considerations

Mains water and electricity, air source heat pump and shared private treatment plant for drainage.

Tenure freehold.

Council Tax Rating **TO BE CONFIRMED**

EPC Rating C 77/90

Mobile phone coverage 4G/5G mobile signal is very intermittent  
Broadband Ducting is laid for Giga clear broadband, but it is not connected

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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.



Open plan living room/kitchen with supporting utility room





Two double bedrooms one with en suite and supporting bathroom

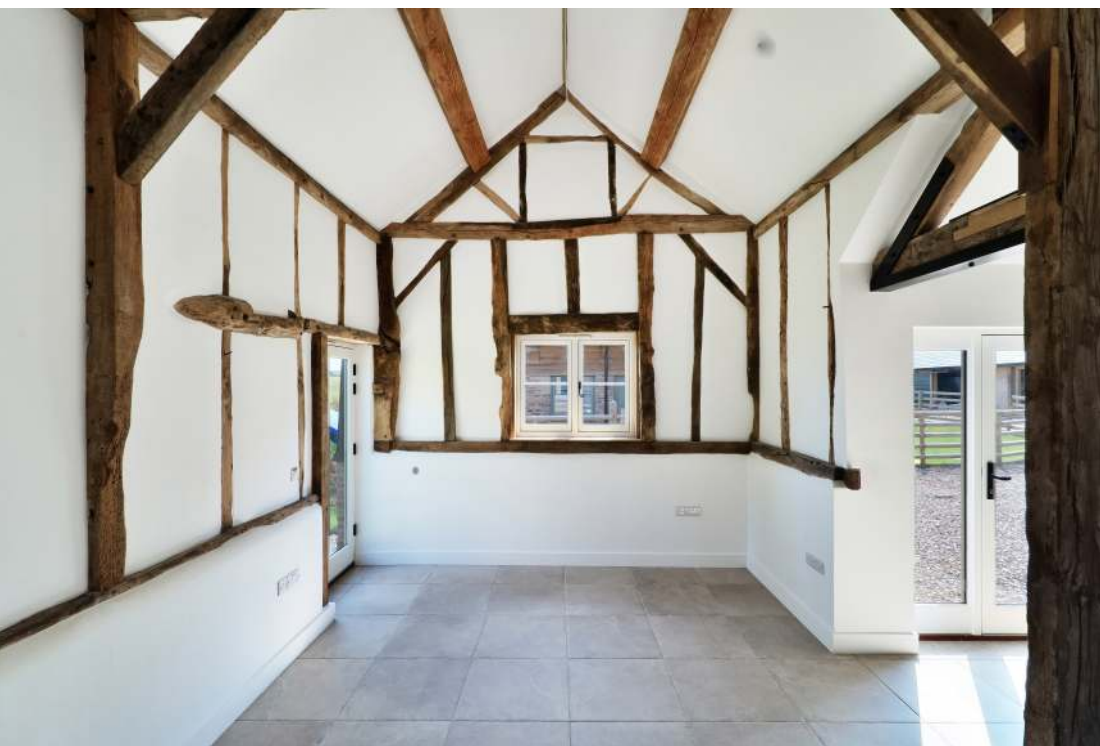




### Directions

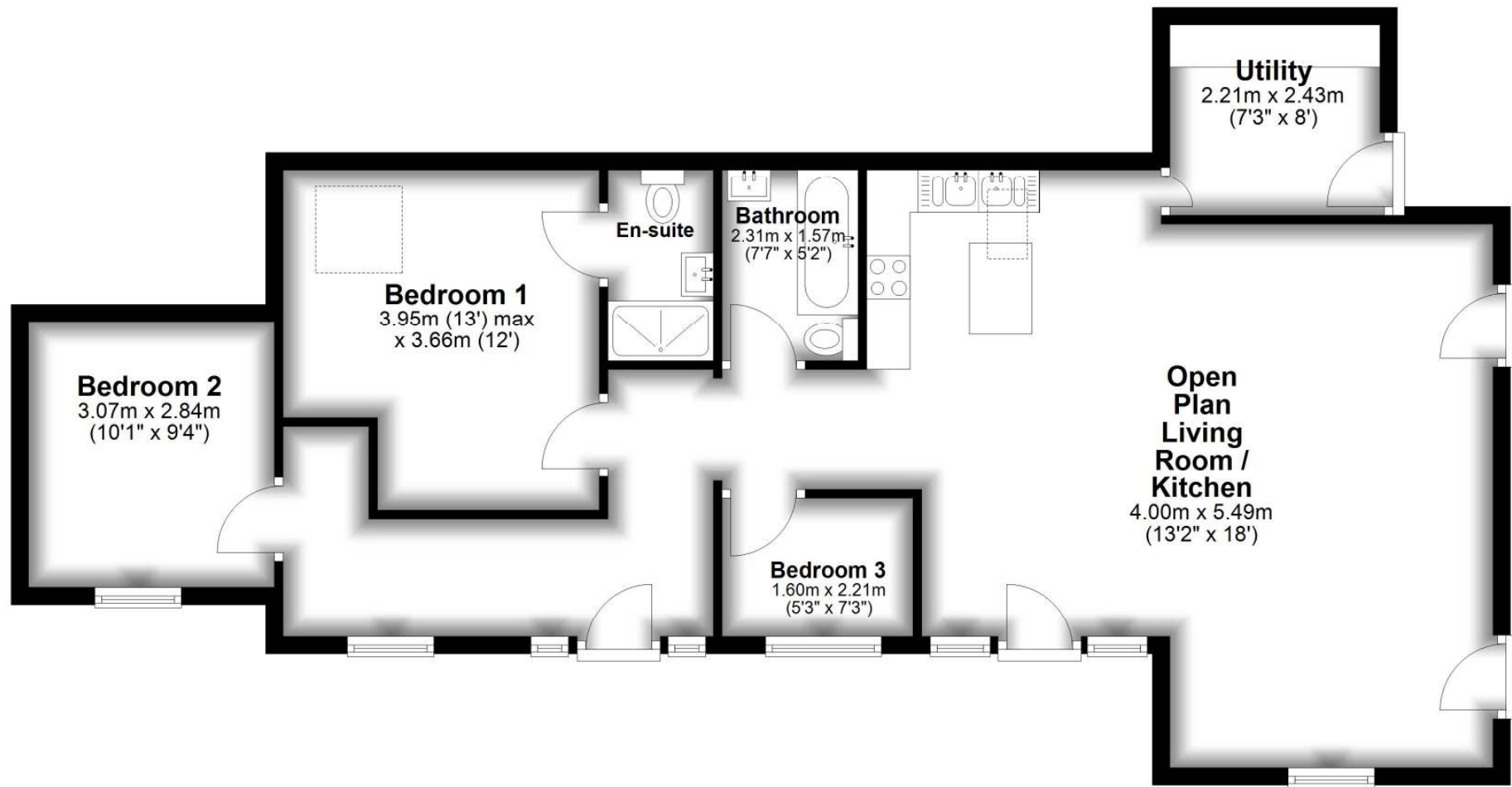
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From Hereford proceed out of the city on the A465 towards Worcester. At the bottom of Aylestone Hill proceed straight across at the roundabout, towards Bodenham and go through the village of Sutton St Nicholas. After a further mile note the sharp double bend and continue for a quarter of a mile and adjacent to a small cottage turn left between white railings into a no-through lane, marked Venns Green. The small development will then be found on the right-hand side.



## Ground Floor

Approx. 91.8 sq. metres (988.3 sq. feet)



Total area: approx. 91.8 sq. metres (988.3 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

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