



THE ODD HOUSE

Blakemere, Herefordshire, HR2 9JZ



In the heart of this small Herefordshire village, a fantastic opportunity to purchase an individual and partly converted barn with planning consent to create a very individual house, all set in a generous plot of approximately a quarter of an acre.

Guide Price £350,000



Situation and Description

The Odd House forms part of the small village of Blakemere and is one of a cluster of individual properties that lie close to the church and village green. Local services are available at the larger villages of Madley, Bredwardine, Peterchurch and Staunton on Wye. More extensive facilities can then be found at Hereford (11 miles) and at the ever-popular market town of Hay on Wye (8 miles), with its world famous annual literary festival.

Standing in a well enclosed plot of approximately $\frac{1}{4}$ of an acre this large barn was partly converted and extended into a house in the 1970's. The current accommodation includes three bedrooms and three reception rooms as well as two bathrooms and kitchen/dining space. However, the existing living space is now in need of renovation and improvement.

New plans were approved on the 7th June 2023 to make better use of the existing and unused space and now provide the opportunity to create a very spacious five bedroomed house with five bathrooms, two main reception rooms, a vaulted entrance hall, excellent kitchen/dining space and plenty of ancillary rooms. The garden and parking area lies to the rear and is enclosed on all sides providing plenty of room for the creation of a more formal garden, parking area and new garaging.



The current plans are attached and also available on the Herefordshire planning portal , https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search application number 231762 ,grid ref :336204:241205.

In our view this unusual property offers huge potential to create a very individual and spacious family home and would be of interest to investors, developers and private individuals who have always wanted a self-build project.

For all other enquires please contact our office on 01432 343800 or sales@brookesbliss.co.uk

Services and Considerations

Mains electricity, water and private drainage.

Tenure: Freehold

Council Tax: D

EPC Rating G 15/40

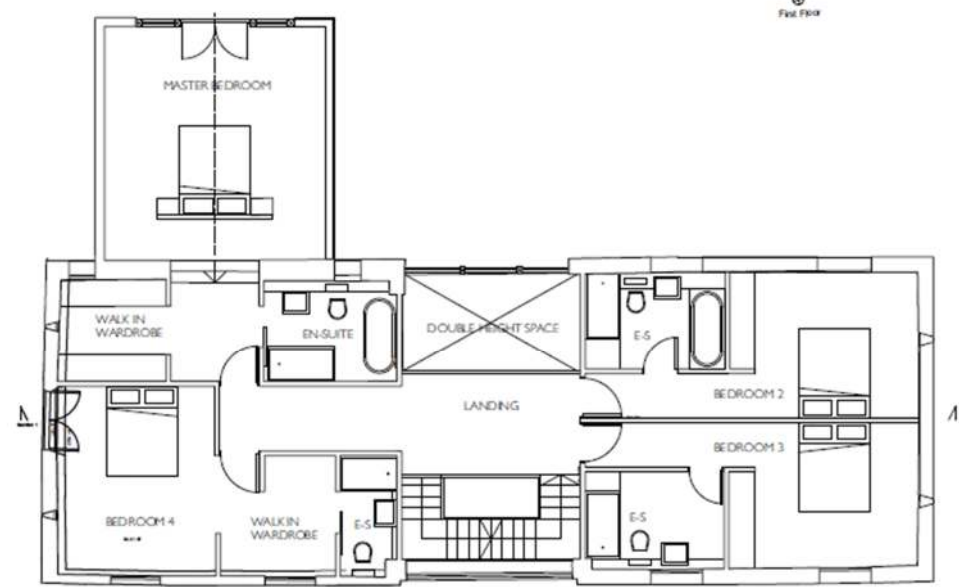
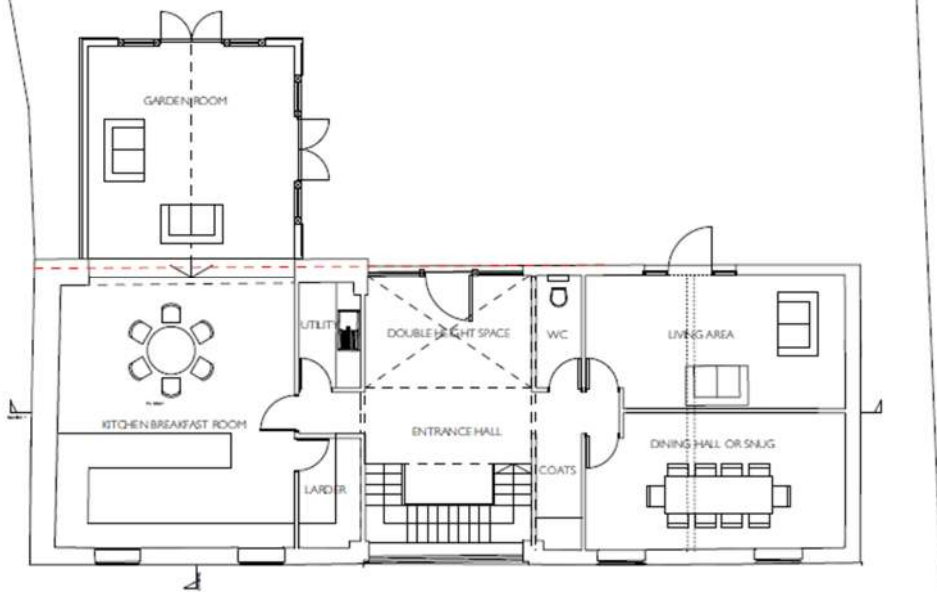
Mobile Phone Coverage tbc

Broadband tbc

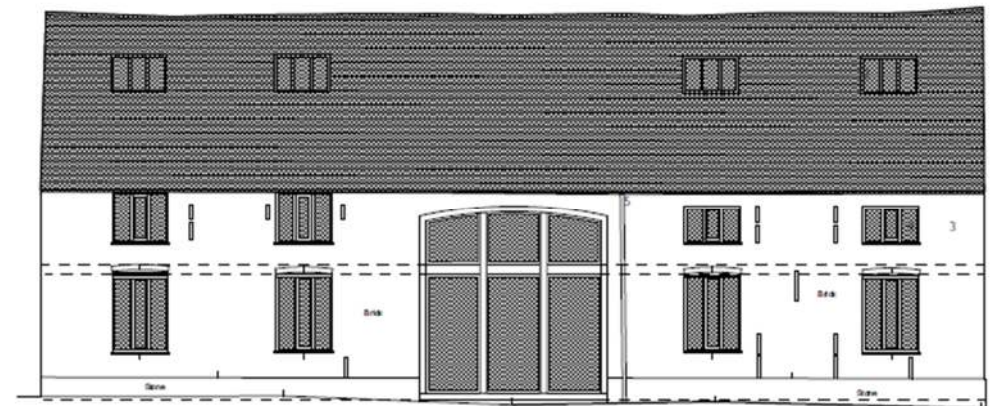
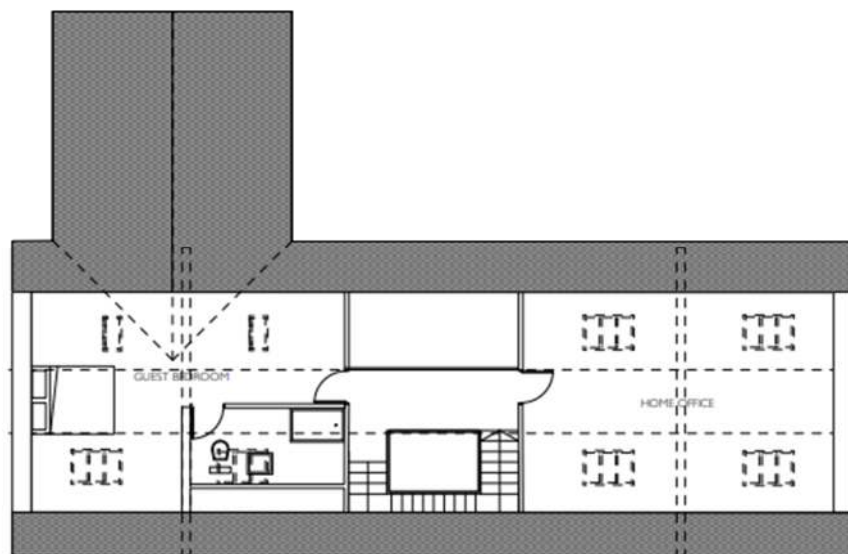


It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

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.



Proposed New Design



Datum 85.00m

Elevation 1



Datum 85.00m

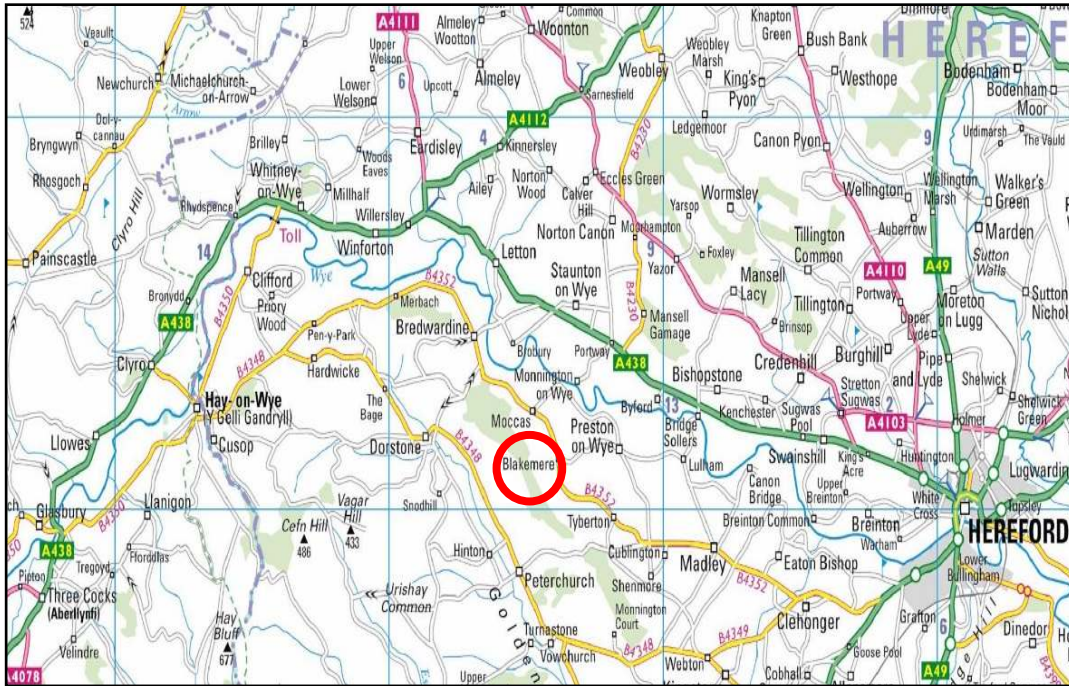
Elevation 3



Directions

///obstruction.rocked.acrobatic

From Hereford take the A465 towards Abergavenny and after leaving the city turn right onto the B4349 towards Clehonger. At Clehonger, the road becomes the B4352 and continues through the villages of Madley and Tyberton. At Blakemere proceed to the church and noting the village green in front of you, The Odd House will be directly ahead.



Brookes Bliss

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.

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