



WALNEY BARN

Hereford HR1 1JJ





**Walney Barn
Aylestone Hill
Hereford
HR1 1JJ**



An outstanding and contemporary three storey barn conversion, offering well designed and very comfortable living space, tucked away in a sought-after location with substantial gardens and stunning far-reaching views.

Offers over £995,000

Situation and Description

Walney Barn is situated in one of Hereford's most sought-after areas and offers easy access to the city whilst enjoying far reaching views over the Lugg Meadows. An extensive range of services and facilities are within easy reach including colleges and schools, the city hospital, a mainline train station, a choice of shops, Hereford Cathedral, and much more.

Designed by an award-winning architect, the design mimics a Dutch barn and cleverly designed to create spacious accommodation laid out over three floors. Space has been optimised throughout the house, whilst fittings include a luxury kitchen, stylish bathrooms, a security system with cameras and video on the driveway, underfloor heating throughout to the ground floor and bathrooms, and mood lighting in every room. Externally the building is cedar clad with a zinc roof and galvanised downpipes. The gardens offer plenty of space and the property is approached by its own long private driveway with automatic gates.

On arrival glazed doors lead into a light and welcoming reception hall and then into a very impressive sitting room with barrelled ceiling, tiled and wooden flooring, and full-length windows and doors giving access to and overlooking the sun terrace and gardens. Open plan to the kitchen/breakfast area, the ground floor is practically designed and ideal for entertaining with a large central workstation and again easy access to the sun terrace. A separate large family room/tv room provides quieter area to sit and relax. The ground floor is supported by a good-sized utility room as well as a cloakroom and storeroom.

On the first floor there are two large light and airy double

bedrooms, both of which benefit from en-suite wet rooms. The bedrooms to the rear have their own balconies and stunning views across the gardens towards the Lugg Meadows. There are three further bedrooms/study room on the second floor, two of which share a Jack-and-Jill fully fitted bathroom with a walk-in shower.

The house is entered by electric gates and then by its own long private driveway which leads to the front of the house. There is plenty of parking and turning, as well as access to a detached garage/workshop.

The plot in total extends to approximately three quarters of an acre. The main gardens are to the rear with a large expanse of lawn, good sized sun terrace, mature trees, and stunning views.

Considerations and Services

Mains electricity, mains water, mains gas, mains drainage, gas fired central heating, underfloor heating to the ground floor. Any matters relating to rights of way should be checked with your solicitor or surveyor.

Tenure Freehold.

Superfast fast fibre broadband / Mobile Coverage to be confirmed.

Council Tax band G

EPC C 79/83

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 to the kitchen / dining area





Sitting room / living room / first floor large light bedroom benefitting from en suite wet room





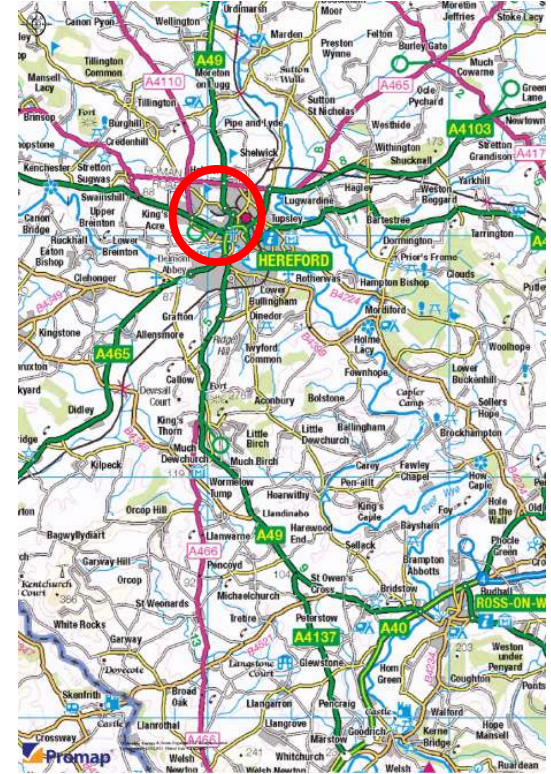
Further bedrooms on first and second floor with supporting bathrooms



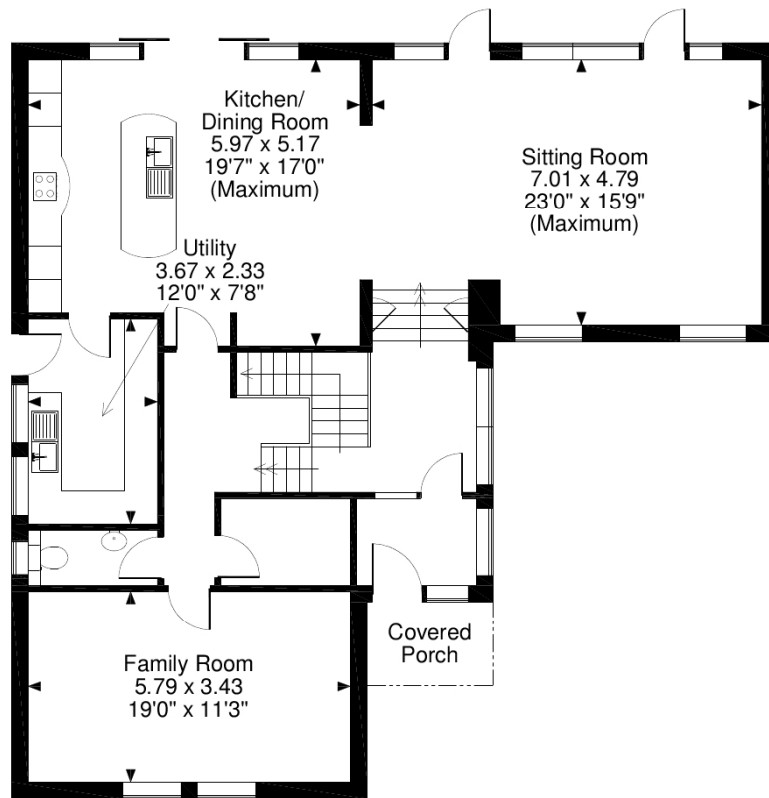
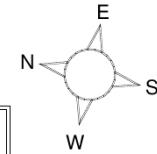


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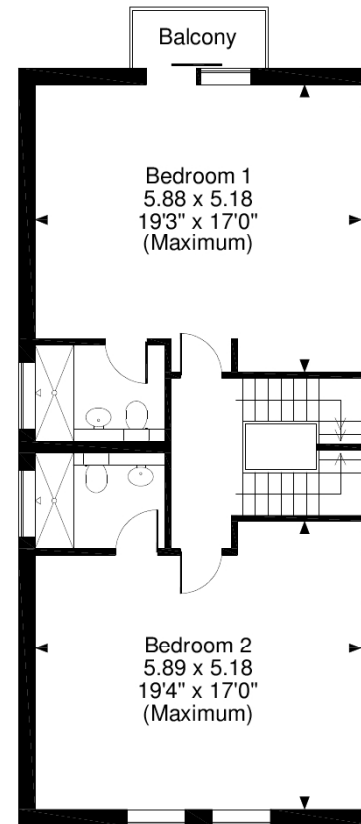
From Hereford city centre, take the A465 towards Worcester and continue out of the city, passing the train station on the left and proceed up Aylestone Hill. At the small roundabout at the top of Aylestone Hill proceed straight over and start to descend passing Overbury Road on the left. After a short distance the entrance to Walney Barn will be found on the right-hand side via a pair of electric gates.



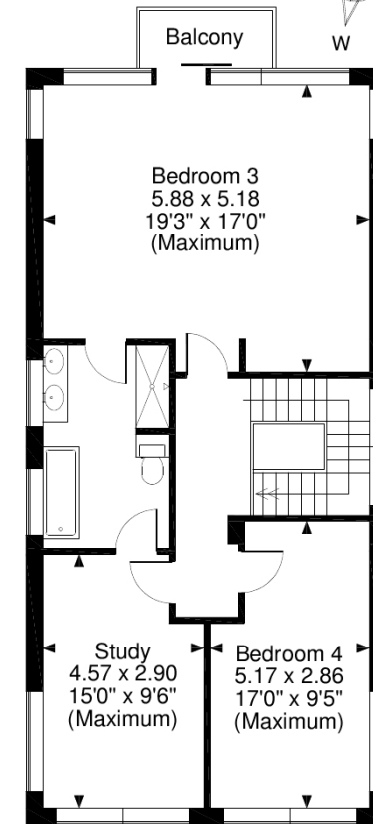
Walney Barn, Aylestone Hill, Hereford
Approximate Gross Internal Area
2956 Sq Ft/275 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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