



## THE BARNS

Stockingfield, Dilwyn, HR4 8JG



**The Barns  
Stockingfield  
Dilwyn  
Hereford  
HR4 8JG**



Occupying a stunning location and set in over four acres of land, an exceptionally spacious single-storey contemporary barn conversion with extensive panoramic far reaching southerly views., seeing both Dilwyn and Weobley churches.

**Offers Over £850,000**

**Situations and Description**

The Barns were formally single-storey farm buildings which have been converted with Class Q permission to create a very stylish and exceptionally spacious home, in an outstanding location. Full of light and space throughout the property enjoys extensive far reaching southerly views and is set in approximately 4.24 acres of gardens and land which are approached by their own private driveway.

A short distance away the popular village of Dilwyn, which is part of the black and white village trail, provides a number of local facilities including an excellent village school, village church and public house, with the larger village of Weobley some three miles away. The market town of Leominster then provides more extensive facilities and includes a main line train station.

The property benefits from double glazing throughout, with a number of picture windows allowing light to stream in with two sets of bi fold doors on the southern side of the house opening onto a large sun terrace. The accommodation is highly adaptable and could provide enough space for a home office, or for an extended family, and throughout the barn there is the benefit of under-floor heating.

On arrival, a front door leads into a huge reception hall, or family room with large picture windows to the front and far-reaching westerly views towards Weobley and beyond. An inner hall then provides access to a cloakroom, with wall mounted wash handbasin and WC. A separate TV room/snug provides a quiet space to relax and includes a fitted carpet, window to one side and access to roof space. The stunning L shaped open plan living / kitchen and dining room then forms the main hub of the house and enjoys spectacular views to the south and west over open countryside. Two sets of bi fold doors open out on to a huge sun terrace seamlessly blending the outdoor and indoor space. The kitchen is well appointed, with a large central workstation with Quartz worktop and breakfast bar at one end, with four ring hob, storage cupboards and wine fridge. Along three walls are an extensive range of working surfaces and cupboards, with an American style fridge/freezer, single drainer sink unit with a Sinkerator hot tap, built in dishwasher, built in electric oven and extractor. At one end a comfortable living area has plenty of power points and

extensive views with space for a wall mounted flatscreen TV.

From the reception hall, a long hallway provides access to the bedroom accommodation. At one end a master bedroom suite has double-glazed sliding doors to outside with far reaching views, window to rear, fitted carpet and door to en suite wet room with tiled surrounds, WC, wash hand basin, under floor heating and floor drain. There are then three further bedrooms as well as a study/fifth bedroom, all supported by a huge family bathroom with double shower cubicle, twin sinks, WC and free-standing bath. A separate good-sized utility then houses a pressurized hot water system and oil-fired central heating boiler, as well as working surfaces cupboards and single drainer sink.

**Outside**

The property is approached from the A4112 by its own private driveway which sweeps down to the property where this is extensive parking and turning space for multiple vehicles. A large sun terrace wraps around one end of the house making most of the elevated views, and the gardens and land then extend to 4 acres and are currently laid to pasture. These offer huge potential for a variety of uses including equestrian use, gardening, keeping chickens, and much more.

**Services and Considerations**

Mains electricity and water. Oil fired central heating. Private drainage-Klargester Biodisc treatment plant and spreader system

Council Tax Rating G

EPC Rating D 68/84

Tenure: Freehold

Mobile coverage Vodafone, EE, Three

Broadband Full Fibre 910 1000 mbps

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 proof of ID by law for all buyers. A picture ID and a separate address ID together with proof of funding.



Breakfast Room leading through to living room



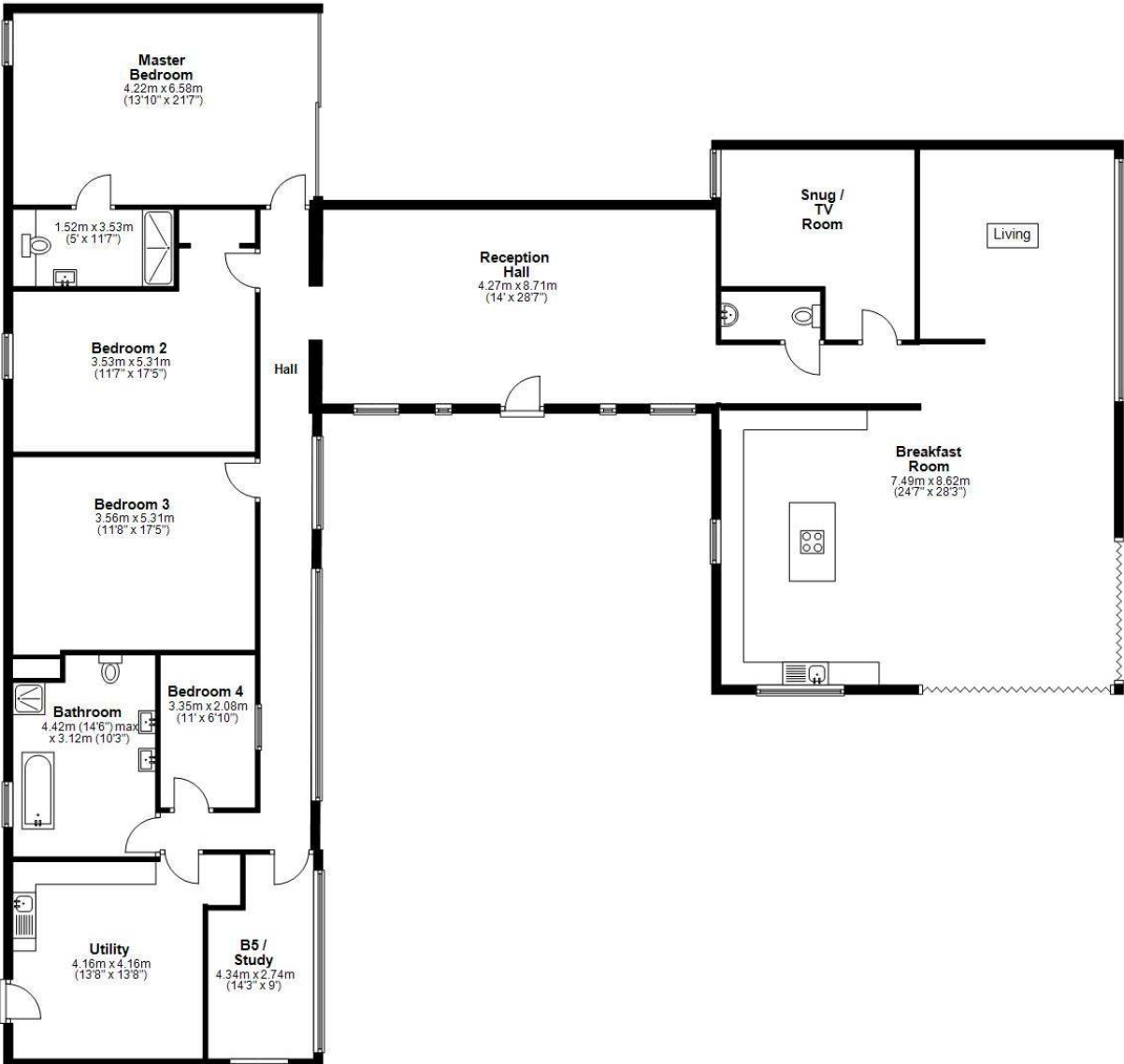




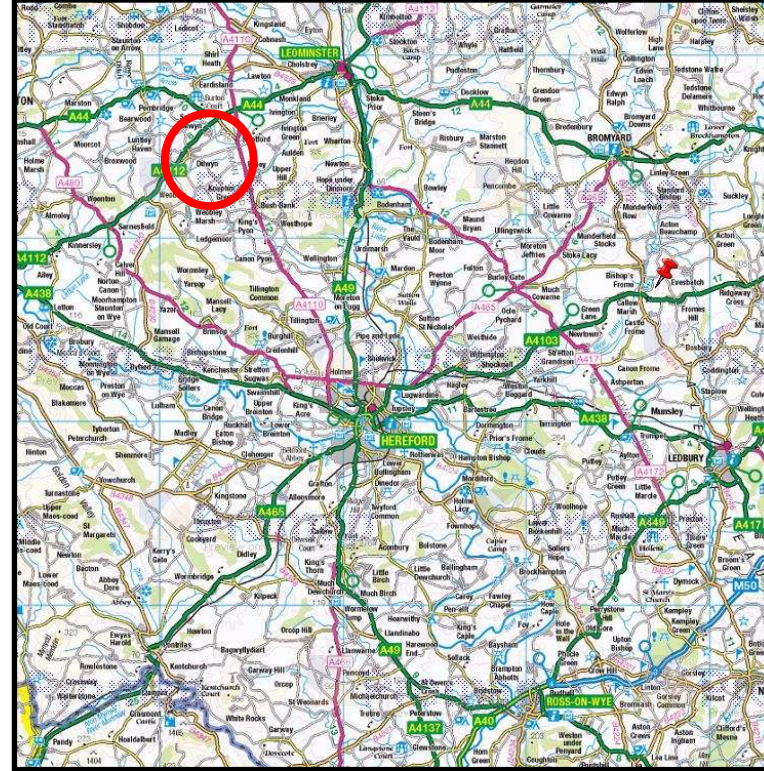
Three of four bedrooms with supporting family bathroom







Total area: approx. 286.8 sq. metres (3086.7 sq. feet)  
Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUz.



**Directions**  
 ///twirls.senses.hazelnuts  
 From Leominster proceed west on the A4112 Brecon road towards Dilwyn for approximately 4 miles. On entering Stockingfield, the entrance to the property is the last one on the left-hand side just after passing Stockingfield Cottage.

# 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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