



## THE OAST HOUSE

Sutton St Nicholas, HR1 3DD









## The Oast House

Venns Green  
Sutton St Nicholas  
Hereford  
HR1 3DD



A huge opportunity to create a very individual home by converting a beautiful Grade II Listed Oast House with detailed consent to create a three bedroomed house in a sought-after location in the small hamlet of Venns Green.

Offers based on £325,000 +

### Situation and Description

This very attractive Grade II Listed Oast House will be 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.

Constructed of brick and timber elevations The Oast House is a striking building which adjoins farmland on two sides with attractive views over fields. Most of the original character of the building remains and the detailed plans allow for a sympathetic conversion to create a unique home with accommodation laid out over three floors.

### Outside

The property is approached by a shared driveway which leads to a useful parking space to the front of The Oast House and the plot allows plenty of space to create an individual garden to further compliment this very individual building. The property also comes with a large newly constructed double garage as part of a block and parking by the road, this has ducting that connects it to The Oast House.

The purchaser is responsible for the finishing of the turning area in front of the building.

### Services and Considerations

Mains water and electricity are to the site and the potential to connect to an existing shared sewage plant, there is an existing storm drain to the property  
Tenure freehold.

Council Tax Rating **TBC**

EPC Rating **TBC**

Mobile phone coverage 4G/5G mobile signal is very intermittent

Broadband Giga clear cable to the property

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.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.





### 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.







