



6, Old Barn Court, Bircher, HR6 0AU
Price £425,000

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6, Old Barn Court Bircher

A beautifully presented, three double bedroom barn conversion boasting oodles of character and charm. The property is situated in the village of Bircher, just 5 miles from the market town of Leominster and enjoys views over the Herefordshire countryside. There is a pretty well stocked and beautifully scented garden with an abundance of colour and a communal garden to the rear. In addition the property has a single garage, parking for three cars, double glazing and oil heating. Viewing is recommended to appreciate this pretty property and all it has to offer.

FEATURES

- Barn conversion
- Two reception rooms, three bedrooms
- Single garage & off road parking
- Characterful throughout
- Pretty garden
- Walking distance to Yarpole

Material Information

Price £425,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: D (66)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Introduction

A charming barn conversion situated within the village of Bircher. The property has been lovingly maintained and has accommodation comprising; entrance hall/study area, cloakroom, living room, kitchen, dining room, three double bedrooms and a family bathroom. There is a garage, parking, solid oak framed double glazing and oil heating. The property boasts a mature, pretty garden and a communal garden.

Property Description

The solid oak front door opens into the entrance hall where you are greeted by high ceilings, parquet flooring and exposed timbers, this character and charm flow throughout the property. The entrance hall provides space to utilise as a study area. There is a window to the front with views over the garden creating a wonderful place to work from with the distraction of watching wildlife come and go. The entrance also provides space for coats and shoes, access to the primary rooms, the staircase to the first floor and cloakroom which has a decorative tiled floor, WC and basin.

The kitchen has electric underfloor heating, is fitted with shaker style wall and base units which have oak worktops and include a breakfast bar which has the integrated fridge and freezer. There is a ceramic sink with a window above overlooking the garden, making washing up a pleasure and not a chore, an eye level electric cooker and grill with electric hob, space for a washing machine and dishwasher. A door opens to the dining room which is a wonderful light room with a window and French doors to the rear patio. This is a fantastic space to entertain guests with ample space for a table, chairs and dresser. There is a cupboard with a light for storage. A door flows through into the sitting room which is impressive and spacious with its stone fireplace, wooden mantle and inset woodburning stove. There are dual aspect windows to each side allowing natural light to flood through.

The staircase rises to the first floor landing where there is space to create a reading area or place

decorative furniture. There is a cupboard housing the water tank, a useful storage cupboard and access to the loft which is boarded. Both bedrooms one and two are doubles each with a window to the front over looking the garden. Bedroom three is a double and currently being used as a study room. There is a window to the rear. The family bathroom is fitted with a WC, basin and bath which has a pumped shower over.

Garden

A wooden gate opens to the garden which has an Indian flag stone path leading to the front door. The garden is truly beautiful having been well planned by the current vendors with colour and aroma bursting through the flowers which include many rose bushes. To the side is a well stocked border with shrubs and plants, there is an area laid to lawn, a wisteria arch and rose arch. A patio provides space for alfresco dining and entertaining in the warmer summer months. There is a shed and log store.

The rear has a patio area with steps down to the communal area enjoyed by residents. This is mainly laid to lawn but has a border of mature trees, shrubs, flowers and plants. At Christmas a beautiful tree is erected with lights.

Parking and Garage

The garage is a single with double opening solid timber doors. There is light and power sockets and a mezzanine floor for storage. There is parking for three cars.

Services and Additional Information

Oil fired Central Heating, (oil tank fitted 2019) mains electricity and water, communal septic tank. There is a management company in place for the septic tank and communal areas at a charge of £30 per month.

Electric under floor heating in the kitchen Herefordshire council tax band D Tenure Freehold

Windows and doors replaced with solid oak frames in 2017

Location

Bircher, which itself is on the doorstep of approximately 500 acres of beautiful National





Trust land at Croft Castle. It offers superb walking and riding opportunities, and is also home to an abundance of wildlife. It is equidistance between the famous market towns of Ludlow and Leominster and also has the benefit of being in the catchment area of Wigmore High School. The larger market town of Leominster offers a wider range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide. Yarpole is a 15 minute walk and there is a pub, church which has a excellent shop and post office.

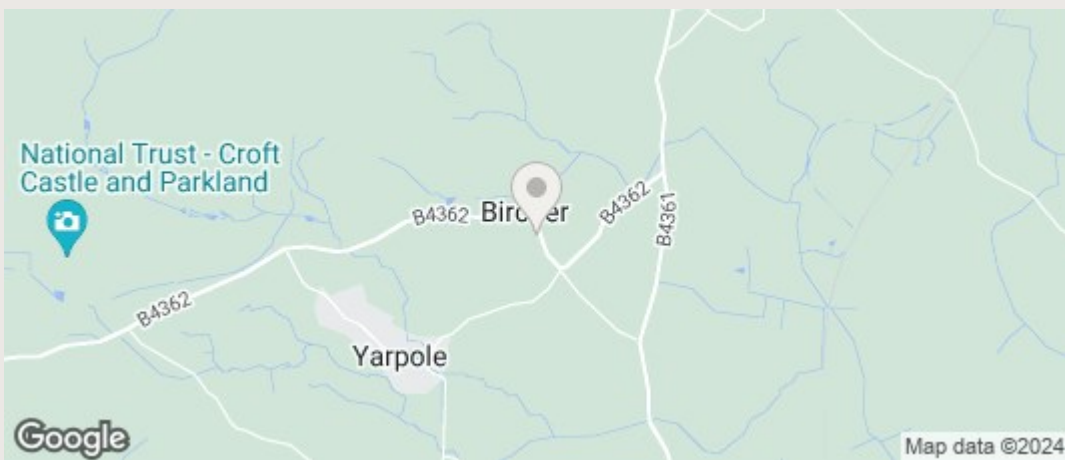
Agents Note

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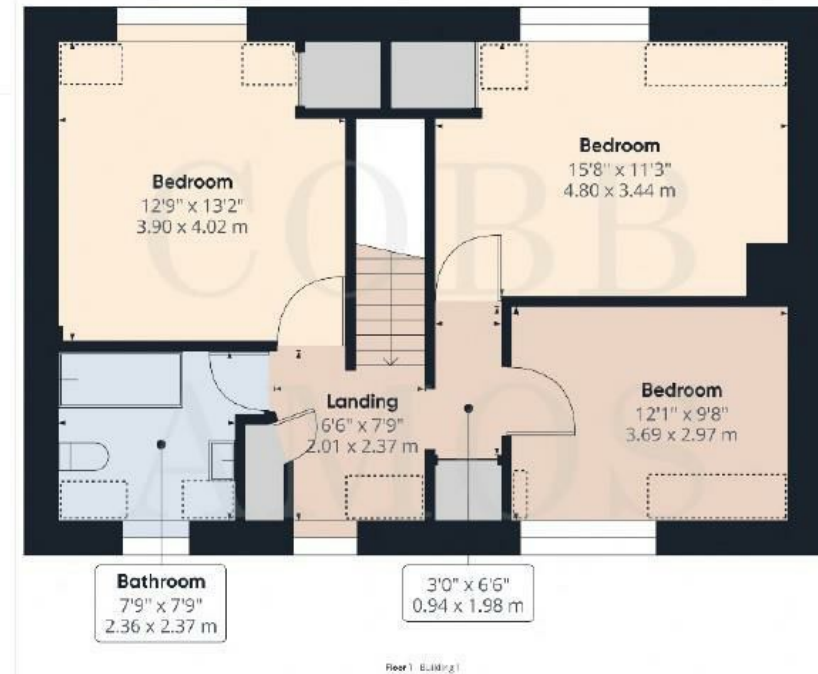
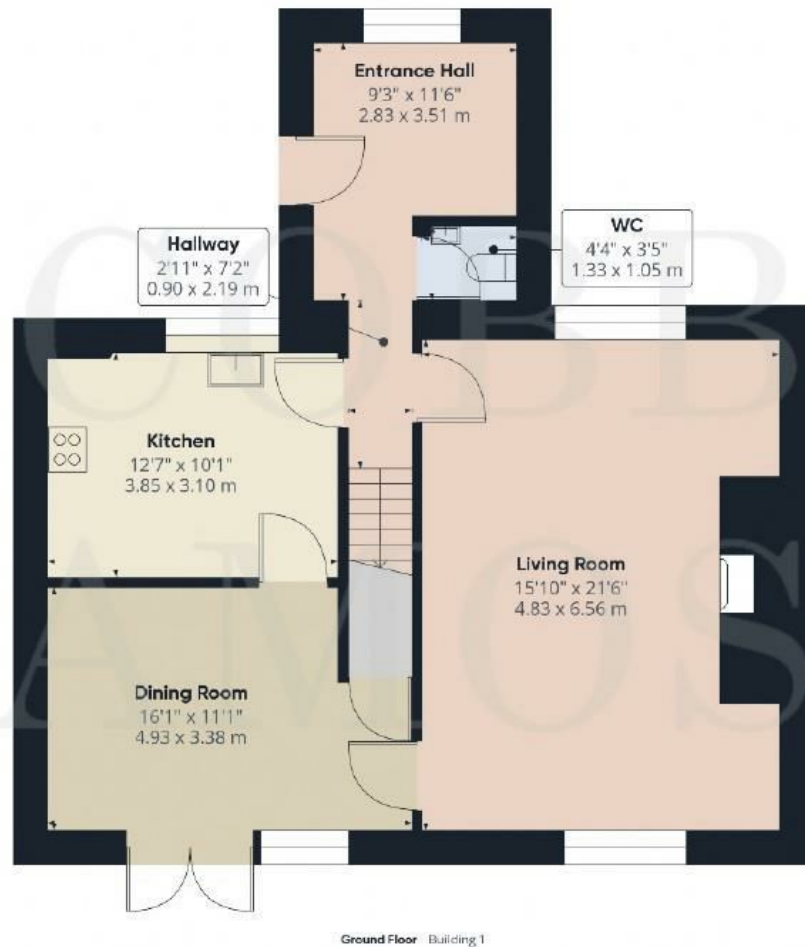


DIRECTIONS

From Leominster, head North out of town on B4361, passing through the village of Luston. After around one mile, there is an unsigned left hand turn at the top of a bank, followed by a junction which you follow straight over. The property driveway is located on the left hand side and the property is on the left hand side.







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