



Bumblewood, Nurton Court, Middleton On The Hill, SY8 4BD  
Price £675,000

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LAND & NEW HOMES





# Bumblewood, Nurton Court Middleton On The Hill

An immaculate and generously sized barn conversion set within Nurton Court and offering far reaching views, double garage, front and rear gardens and ample visitor parking. Internal viewing is highly recommended to realise all that this rural property has to offer.

## FEATURES

- Barn Conversion
- Attractive Courtyard Setting
- Double Garage
- Ample Parking
- 4 Bedrooms
- Front & Rear Gardens
- Rural Setting

## Material Information

**Price** £675,000

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** C (69)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Introduction

Set within a rural setting and forming part of the handsome Nurton Court, this beautifully appointed barn conversion provides versatile family accommodation consisting of: entrance hall, cloakroom, dining hall, drawing room, kitchen, four bedrooms, one with en-suite and family bathroom.

Property description

As you wander up the pathway to this impressively appointed stone barn, set within a cluster of traditional barns and forming part of Nurton Court, you enter the barn into a welcoming entrance hall with stripped wooden flooring and doors to both a downstairs guest cloakroom and central dining hall. The cloakroom has plenty of space for hats, boots and coats. The dining hall is located to the left of the entrance hall having room for a six-eight seater table and a large front aspect window creating a lovely light daytime space that could also be cosy in the darker Winter months with its wall lighting and room for sideboard with side lamps. The wooden flooring continues within the dining hall and through the double, glazed doors on the left into a large and welcoming drawing room with feature brick fireplace with a Clearview wood burning stove, whitewashed ceiling beams and windows to both the front and rear aspect. On the right of the dining hall lies the bespoke kitchen, with a selection of wall and base units in a soft powder blue which is complimented by the addition of oak work tops. The kitchen has been well designed with ample storage and preparation space and the delightful addition of deep pan drawers. A large range cooker with Calor gas fed six ring hob and stainless cooker hood over, provides the ideal range to create those culinary masterpieces whilst the guests can sit and chat at the central island. A stable door leads to the rear garden for al fresco dining opportunities and the gathering of fresh vegetables that have been home grown.

Take the stairs to the first floor and take time at the top of the stairs to look over the minstrel gallery to the attractively landscaped rear garden through this wonderful floor to ceiling window, framed with exposed stone work and flooded with views of the countryside beyond. The master bedroom is a double but currently and comfortably holds a super-king bed with two windows overlooking the front aspect, built in wardrobes and space for chest of drawers, dressing table and bedside tables. It has the same attractive wooden flooring as the ground floor and enjoys oak beam work within a vaulted ceiling space. The adjoining en-suite is truly luxurious with a large, rain head walk in shower, limestone tiling on the walls and floor, contemporary drawer vanity unit, window to allow light and ventilation, chrome ladder radiator and thoughtful shelving. Bedroom two, also a double but currently housing a super-king sized bed has a four part panel of glazing affording the room with ample lighting and has timber framing on show and fitted

wardrobes. Bedroom three is currently set up as a gaming/cinema room with exposed oak beaming and a window to the front. Bedroom four is currently being used as an office, with four panels of windows overlooking countryside, oak beams and built in double desk with multiple storage cupboards, bookshelves and drawers all made to measure. The family bathroom exudes luxury with handsome stone tiling, bath with shower over, chrome ladder radiator and a pop of purple colour in the contemporary vanity unit around the wall basin.

Garden

The rear garden is a delight and enjoys well stocked borders to provide a wealth of colour all year round. There are several ornamental acers, a beautiful blossom tree and a selection of fruit trees and established vegetable beds for those who love to spend peaceful hours outdoors in their own private garden.

The front garden also boasts an array of shrubs and trees and has a manicured lawn leading to the front door.

Garage & Parking

A double garage is located to the rear of the garden with both power and light and ample visitor's parking. The garage is accessed via a private driveway that has recently been re-laid with new gravel. There are two further parking spaces located at the front of Bumble Wood.

Services

Oil fired central heating, mains electric, water, private septic tank drainage.  
Herefordshire Council Tax Band E.  
Tenure: Freehold

Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 15 Mbps 1 Mbps Good  
Superfast --Not available --Not available Unlikely  
Ultrafast 1800 Mbps 220 Mbps Good

Networks in your area - Openreach  
Source: Ofcom Mobile Checker  
The vendors have stated that Superfast Broadband is available and they achieve 99mb currently

Outdoor Mobile Coverage

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

Source: Ofcom Mobile Checker







COBB  
AMOS

COBB  
AMOS



Indoor Mobile Coverage

Provider Voice Data  
EE None None  
Three None None  
O2 Limited None  
Vodafone None None

Source: Ofcom Mobile Checker

Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Location

There are plenty of places to see and visit around Middleton On The Hill. Whether you love hiking or cycling, Middleton On The Hill is a region where 20 hidden gems are waiting to be explored and visited. Check the top places to visit in the region and plan your next adventure today: from the market town of Ludlow to Berrington Hall. Middleton On The Hill is equidistant to Leominster, Tenbury Wells and Ludlow offering good primary schools and a wealth of shops. Ludlow (18 minute drive) has a train station and is a thriving medieval market town and an architectural gem with a lively community feel, busy with events and festivals throughout the year. The historic town centre and the 11th century Ludlow Castle are situated on a cliff above the River Teme and are surrounded by the beautiful countryside of South Shropshire and the Welsh Marches. Ludlow is an excellent base for walking and cycling; as well as exploring the rest of Shropshire and the Welsh Marches.

What3Words

What3words:///relishes.admiral.translate

Agent's Note

Please note that there is an Annual Service Charge with the property of £75pcm

DIRECTIONS

From Ludlow take the A49 south for 3 miles, turn left opposite the Salway Arms and onto A456 and continue for about 1.7 miles. Turn right immediately before the bridge. Continue towards Middleton and after 3 miles look out for a driveway on the right, leading to Nurton Court, into the courtyard and it is the 2nd barn on the right.











Total area: approx. 202.0 sq. metres (2174.1 sq. feet)

For illustration only - Not guaranteed to scale  
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.



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