



Beech House, The Bury, Stoke Prior, Leominster, Herefordshire. HR6 0LG

Beautifully Presented Grade II Listed 4 Bed Barn Conversion Set In Idyllic Village

Offers In The Region Of £425,000



LOCATION Beech House is located in the idyllic North Herefordshire village of Stoke Prior which is surrounded by lovely rural countryside. The property forms part of a stunning set of barn conversions forming of the original Bury Farm. The village itself includes a primary school, village hall, Church and friendly local community with the village pub, The Lamb, recently re-opened serving fabulous food and a wide selection of drinks. The market town of Leominster is just a couple of miles away and offers a comprehensive range of amenities including a number of supermarkets, traditional High Street shops, leisure facilities including swimming pool and good range of transport links. The larger Cathedral City of Hereford is located a little further to the south, and the ever popular historic South Shropshire town of Ludlow is also easily accessible.

BRIEF DESCRIPTION Beech House is a beautifully presented and deceptively spacious barn conversion, set in a truly ideal location and forming part of an exclusive development of the former Bury Farm. A gated pathway leads to the front door which leads through to a reception hallway which is dominated by a stunning high vaulted ceiling and floor to ceiling windows to the front elevation, allowing light to flood the property. Leading off the hallway is a formal dining room offering a lovely entertaining space, with double glazed window overlooking the front gardens. From here, an archway continues through the family living room with exposed timbers, which are a feature throughout the property, with a brick inglenook style fireplace with wooden lintel, raised flagged hearth and inset wood burning stove forming an impressive central focus and windows to both the front and rear elevations. A door from the dining room leads to the modern kitchen to the rear of the property which offers a comprehensive range of matching base and wall units with ample work surfaces, inset sink and tiled space backs. There is planned space for a range style cooker (with the cooker available by separate negotiation), integrated dish washer, planned space for an American Style fridge freezer, tiled flooring throughout and windows to the rear elevation. Off the kitchen the property benefits from a separate utility/cloakroom with low flush w/c, hand wash basin, space and plumbing for washing machine and useful cloaks cupboard storage.

From the reception hallway a staircase then leads up to a fantastic galleried room offering further living space, currently utilized as a study, again having lovely high vaulted ceilings and a wealth of exposed timbers and views over the front garden. Leading off is an inner landing with door off to all rooms. The principal bedroom has a window to the front elevation and offers a range of fitted wardrobes across the one wall with storage above and also benefits from an en-suite shower room with a suite to include an enclosed shower cubical, low flush w/c and hand wash basin with cupboards below. The guest bedroom has a window to the front elevation and fitted wardrobe and two further bedrooms, both with windows to the rear elevation. The family bathroom includes a panelled bath with separate shower above, low flush w/c and hand wash basin, tiled flooring, towel radiator and roof window above.

OUTSIDE the property benefits from a mature front garden that offers lovely landscaped lawn and shrub borders together with a secluded patio seating area providing an ideal space for outside entertaining. In addition to this, there is driveway parking to the front of the property with eclectic power point allowing for potential for electric charging. To the rear the property back onto the historic village church. The property also benefits from a large garage/workshop which form part of a nearby block where there is additional parking.

SERVICES AND EXPENDITURE

Tenure: FREEHOLD

Services Connected: Mains Electricity and Water, LPG Gas Central Heating (Individually metered from shared community supply), Private Shared Drainage Council Tax Band: C

Broadband availability: Ultrafast 1000 Mbps Phone Coverage: 4g Available

There is a monthly service charge for the maintenance of the communal areas and drainage of £75 pcm (potentially being reduced to £50 pcm shortly).

Viewings Strictly by appointment through the selling agents, Jackson Property t. 01568 610 600 e. leominster@bill-jackson.uk

Directions [What3Words///tilts.flashing.science](https://www.what3words.com/tilts.flashing.science)

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- Located In The Idyllic, Rural North Herefordshire Village Of Stoke Prior
- Beautifully Presented & Characterful Grade ii Listed Terraced Barn Conversion
- Offering Deceptively Spacious Four Bedroomed Accommodation
- Including Family Living Room With Wood Burning Stove & Formal Dining Room
- Modern Kitchen & Separate Utility/Cloakroom - En-Suite To Principal Bedroom
- Pleasant Mature Front Garden, Parking & Nearby Garage

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Approximate Gross Internal Area 1456 sq ft - 135 sq m

Ground Floor Area 657 sq ft – 61 sq m

First Floor Area 799 sq ft – 74 sq m

Garage Area 263 sq ft – 24 sq m

(Excluding Garage)



Jackson Property

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