



House - Detached (EPC Rating: C)

THE HAYLOFT, GOLD HILL FARM BOSBURY, HR8 1HD £1,500 Per Month



2 Bedroom House - Detached located in Bosbury

| Set Within An Exclusive Development | Barn Conversion Completed To A High Standard Throughout | Bespoke Fixtures And Fittings | Modern Spacious Accommodation | Open Plan Reception Room | Two Bedrooms | Ensuite Facilities | Utility Room | Reception Hall | Rear Patio With Countryside Views | Private Parking | EPC Rating C | Available December 2025 Subject To Referencing |

The Property

This stunning detached former Dutch Barn occupies a prime location on a small development of high quality properties in a glorious rural location about 4 miles from the sought-after market town of Ledbury and also within easy reach of Great Malvern (11 miles), Worcester (16 miles) and the M5 & M50 motorway links.

The nearest village is Bosbury within which there is a church, village hall, public house, shop, post office, primary school and bus service. The Hayloft has been converted to provide a stunning detached property and spacious split-level accommodation extending to approximately 1858 sq. feet and is highly energy efficient, has part underfloor central heating, double glazing, air-source heating and low voltage lighting. There is parking outside and a small garden and patio to the rear.

The whole is more particularly described as follows:-

Ground floor

Large Reception/Dining Hall

With exposed brick and timbering, two store cupboards and double doors with side windows to the patio.

Staircase leads to a split landing and then continues to the

Living Accommodation - mainly open plan

With oak boarded floor, full height ceiling with exposed timbering. Lounge area with 2 radiators, 2 windows to side. Dining area with windows to front and rear. Kitchen is fitted with a range of traditional style units with granite worksurfaces, built-in electric oven, 4-ring halogen hob and extractor hood, built-in dishwasher,

sink unit, 2 radiators and window to side.

Utility/Cloakroom

With Belfast sink unit, worktop with plumbing for washing machine, ladder style radiator, WC and window to side.

Two staircases then lead back to the Ground Floor

Bedroom 1

Tiled floor, wardrobe, 3 windows and the En-Suite Bathroom with stand-alone bath with mixer tap, separate shower with mains overhead and handheld fittings and WC, wash hand-basin with cupboards under, vertical radiator with towel rails, extractor fan and window.

Bedroom 2

Tiled floor, 3 windows, built-in wardrobe and the Ensuite Bathroom with stand-alone bath with mixer tap, separate shower with mains overhead and handheld fittings and WC, wash hand-basin with cupboards under, vertical radiator with towel rails, extractor fan and window.

Outside

To the front of the property there is a gravelled parking area and plant room housing the hot water cylinder. To the rear there is a large paved patio, further gravelled parking area and small lawn. Outside lights and water tap.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £42,000. Should a guarantor be required to support an application, an income of £50,400 would be required.



Services And Expenditure

Services - Mains electricity, private drainage and water. Air source heat pump. Underfloor heating to the ground floor with panel radiators to the upstairs.

Council Tax - Band F

Broadband Connectivity - 123Mbps Download. 123Mbps Upload - Ultrafast - Source Ofcom

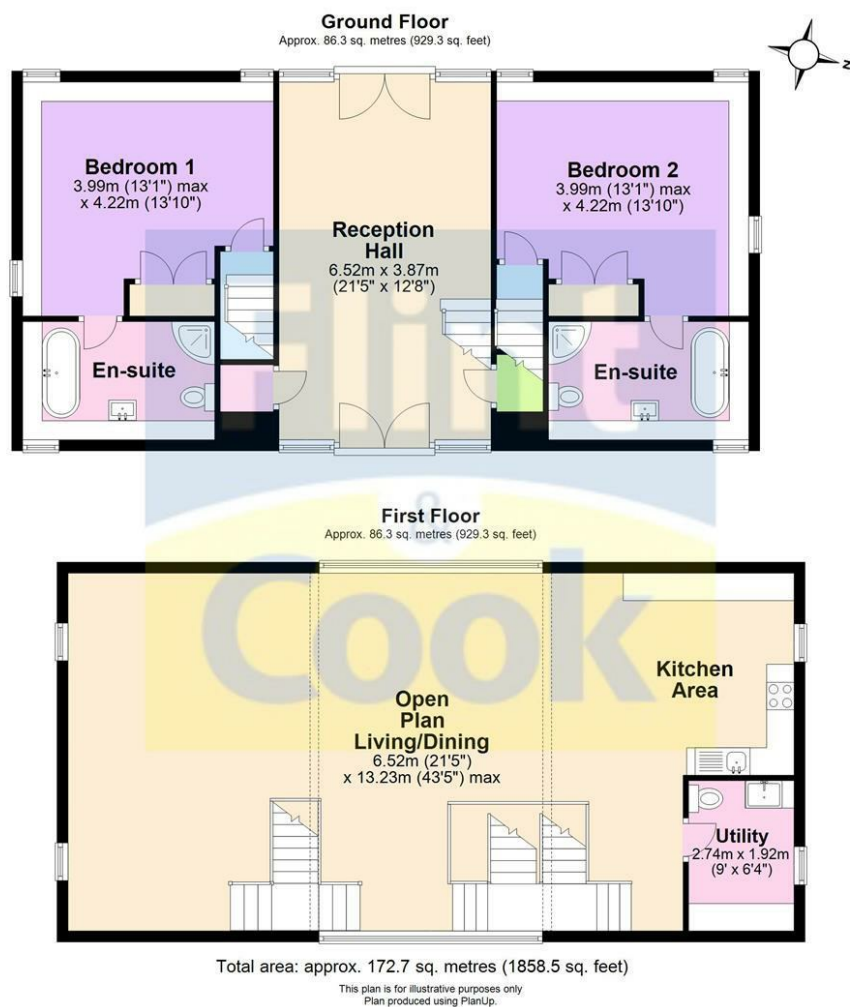
Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455

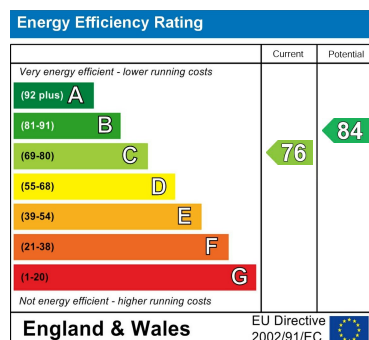




Council Tax Band

F

Energy Performance Graph



Call us on

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<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.