

for sale

£675,000



## Tything Barn Tything Barn Allensmore Hereford HR2 9AD

This beautifully renovated three-bedroom detached home is set within just under 2 acres of private land, offering a serene retreat from the hustle and bustle. This stunning residence features, a spacious open-plan living area filled with natural light perfect for both relaxation and entertaining. The modern kitchen boasts high end appliances and each of the three well-proportioned bedrooms look out over beautiful countryside views. The outside grounds provide plenty of room for outdoor activities garden or simply enjoying nature. The home is being sold with NO ONWARD CHAIN and is perfect for families or those who are looking to downsize.

# Tything Barn Tything Barn Allensmore Hereford HR2 9AD

## Approach

The drive is accessible via a fenced gate and offers ample parking. There is a brick built garage which needs finishing and a small walk leading to the front door of the home. Door to the front gives access to:

## Entrance Hall

Double glazed door to front, central heating radiator, spotlights to vaulted ceiling to ceiling with beams, doors and opening leading to the following.

## Cloakroom

A modern and newly fitted downstairs toilet briefly comprising: Low level WC, wash hand basin, ladder style wall mounted radiator, extractor fan and spotlights to ceiling.

## Office/Guest Room

12' max x 10' 4" ( 3.66m max x 3.15m )

Double glazed windows to front and side elevation, central heating radiator and spotlights to Vaulted ceiling.

## Utility Room

7' 10" x 5' 11" ( 2.39m x 1.80m )

Double glazed windows to front and side elevations, sink and drainer with quartz work surfaces over, fitted soft close wall and base units, extractor fan, space for washing machine, tumble dryer and spotlights to vaulted ceiling.

## Lounge/Dining Room

22' 11" x 15' 11" ( 6.99m x 4.85m )

This spacious and naturally light room briefly comprising: Double glazed window to side elevation, with double glazed bi fold doors to the corner of the room which opens both to the side and rear looking out over the gorgeous grounds, storage cupboard which houses the central heating boiler, extended oak frame beams to ceiling and spotlights with pendent lighting which would go over the dining room table with under floor heating and doors to the following.

## Snug

11' 5" x 11' 3" ( 3.48m x 3.43m )

Double glazed windows to rear and side elevation, open fire place with brick surround and wall lights looking in, central heating radiator, spotlights and original beams to ceiling.

## Kitchen

11' 3" x 11' 3" ( 3.43m x 3.43m )

Fitted kitchen with soft close wall and base units with quartz work surfaces over, Belfast sink with drainer built into the work surfaces, integrated bins, integrated induction hob, double AEG oven, integrated AEG dishwasher and fridge freezer, central heating radiator, double glazed windows to side and rear elevation, original beams and spotlights to ceiling and double glazed door to the rear giving access to the rear garden.



## Landing

Double glazed window to rear elevation and sky light window, central heating radiator, spotlights to ceiling and doors to the following.

## Bedroom One

11' 3" x 11' 1" ( 3.43m x 3.38m )

Double glazed window to side elevation, central heating radiator, ceiling light point, restricted head height in parts and door leading to the master en suite.

## En Suite

A modern white suite briefly comprising: Corner shower with glass hinged door, splash back tiling to walls, ladder style wall mounted radiator, wash hand basin with vanity unit, low level WC, extractor fan, spotlights to ceiling and double glazed obscure window to front elevation.

## Bedroom Two

11' 3" x 11' 3" ( 3.43m x 3.43m )

Double glazed windows to side and rear elevation, restricted head height in parts, central heating radiator and ceiling light point.

## Bedroom Three

11' 5" x 9' 3" ( 3.48m x 2.82m )

Double glazed window to side elevation, central heating radiator, ceiling light point and restricted head height in parts.

## Bathroom

Modern white suite briefly comprising of bath with mixer taps, separate shower cubicle with glass door, splash back tiling to walls, wash hand basin with vanity unit, low level W.C, extractor fan and spotlights to ceiling, central heating radiator and double glazed window to side elevation.

## Garage

16' 1" x 15' ( 4.90m x 4.57m )

Brick built garage which is perfect for storage but does need some finishing touches.

## Barn/Stable Room

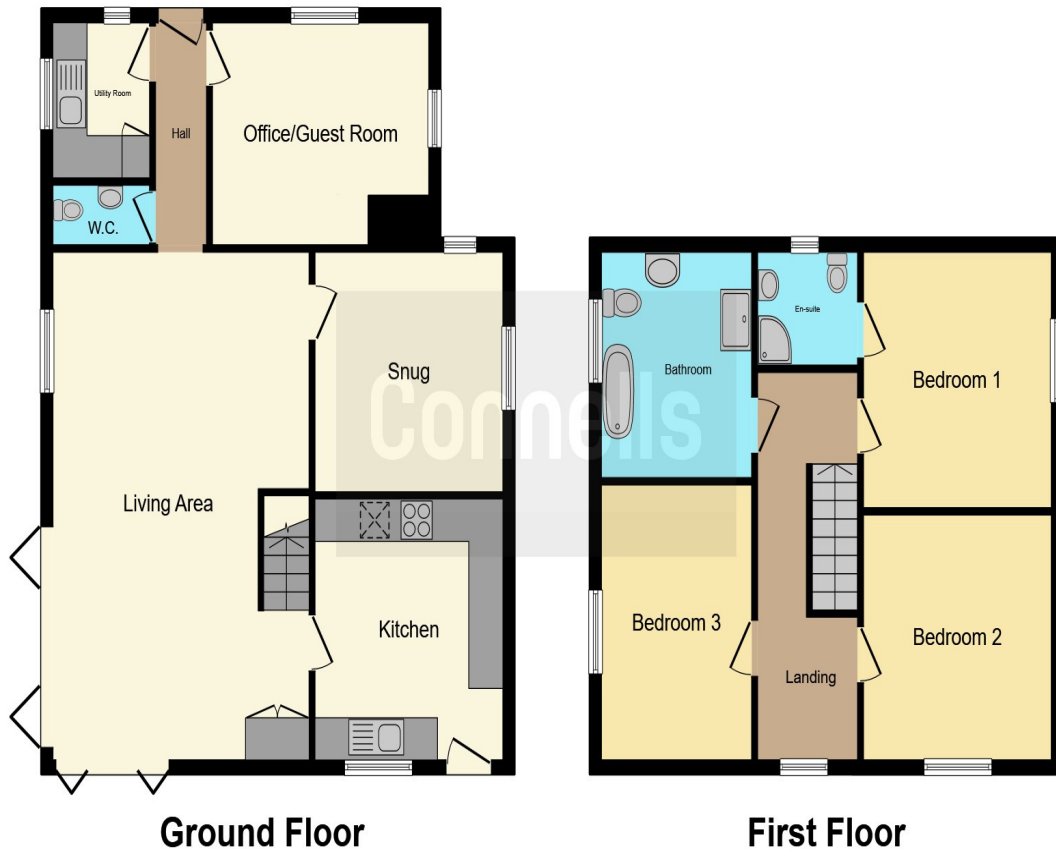
36' 4" x 14' 9" ( 11.07m x 4.50m )

Large room with lots of potential offering ample space.

## Rear Garden

The level block of land extends approximately 1.9 acres or thereabouts and is well fenced and enclosed. The existing access leads on to a large parking and turning area giving access to the enclosed yard where there is a two bay Dutch barn with single storey lean-to and a single storey detached brick garage with a stunning lake to the end.





**Ground Floor**

**First Floor**

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**Tenure:** Freehold

**EPC Rating:** Awaited

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