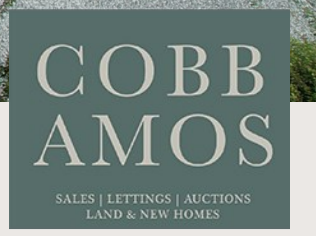




4, Westbrook Barns, Hay-On-Wye, HR3 5SY
Price £600,000



4 Westbrook Barns Hay-On-Wye

COUNTRYSIDE VIEWS & RURAL LOCATION!

A fine example of a spacious and well maintained three double bedroom barn conversion, situated in a beautiful area just four miles from Hay-On-Wye. Further benefits include ample parking, large rear garden and beautiful walks from your doorstep. VIEWING IS ESSENTIAL TO FULLY APPRECIATE ALL THIS PROPERTY HAS TO OFFER.

- Countryside Views
- Large Rear Garden
- Three Double Bedrooms
- Close to Countryside Walks
- Large Open Plan Living Space
- Rural Location
- Finished to a High Standard

Material Information

Price £600,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: E (50)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	50 E	
21-38	F		
1-20	G		



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.

Introduction

A spectacular home located on the outskirts of Hay-On-Wye and as the photographs testify is presented immaculately and is both wonderfully light and airy. In brief the accommodation comprises of open plan living/dining room with beautiful exposed original beams, kitchen, cloakroom, utility, three double bedrooms, one en-suite and family bathroom. Only from going inside will you realize how spacious and high quality this barn conversion is.

Property description

The front door entrance leads you into a spacious and welcoming hall which has tiled flooring (as featured throughout the property) and the cloakroom is directly in front of you, fitted with a two-piece suite. To the right of the entrance hall, you are into the large open plan living space, which offers a couple of seating areas, one around the wood burning stove and the other next to the feature windows to the front. There is space for a large dining room table and the room offers flexibility, enabling you to utilise it anyway you wish. Double doors lead from here to the rear garden and feature wonderful countryside views. Moving through to the kitchen, which has a good range of storage cupboards and worktops, sink and drainer and free-standing gas cooker. Further appliance space for white goods can either be placed in the kitchen, or in the storeroom which adjoins the kitchen. On the left of the hallway there is access to utility room, three double bedrooms, (one of which is an en-suite comprising of a walk-in shower, toilet and wash hand basin) and the family bathroom that comprises of a free-standing bath, toilet and wash hand basin.

Garden & parking

From the property you step down onto a large patio which runs the length of the rear of the property and offers ample space for alfresco entertaining. The large lawn is truly eye catching and has a variety of trees and shrubs bordering the property. There is a two bay open fronted garage and you can also park on the gravel directly in front of the garaging.

Location

Westbrook Barns is just 4 miles from Hay-On-Wye and 2 miles from Dorstone in a wonderful scenic part of West Herefordshire with the Golden Valley, Brecon Beacons National Park and Wye Valley all noted for their beauty. Hay-on-Wye offers good market town facilities including the world famous secondhand bookshops and is considered as a tourist hot spot.

Services

Mains services connected are electricity, and water. There is an underground LPG tank in the garden that has a sensor and British Gas know when to fill it, that provides the central heating. Private drainage to septic tank. Residence sign up to a management committee and split the cost of emptying and the electric four ways.

Herefordshire Council Tax Band - F

Tenure - Freehold

Directions

From Hay on Wye take the B4348 in an easterly direction towards Bredwardine, after approximately 3 miles take the right hand turn signposted Dorstone and Peterchurch also on the B4348. Follow this road for just 2 miles where the entrance splay leading into Westbrook Barns can be found on the left-hand side.

