

4, Merryhill Park, Hereford, HR2 9SS
Price £475,000

4 Merryhill Park Hereford

A beautiful four bedroom barn conversion with stunning open rural views yet located only 2 miles from Hereford City centre.

The outlook is maximised by having open plan first floor living accommodation which also benefits from vaulted ceilings with original beams throughout with the four double bedrooms (two with en-suite) located on the ground floor.

Outside there are well tended gardens to three sides, all open to farmland, and an ample private parking area.

TO ARRANGE A VIEWING PLEASE CALL 01432-266007

- Grade II Listed Barn Conversion
- Far Reaching Open Rural Views
- Approximately 1700 Sqft
- Four Double Bedrooms
- Open Plan 1st Floor Living
- Gardens to Three Sides
- Large Private Parking Area
- Just 2 Miles From The City Centre
- No Onward Chain

Material Information

Price £475,000

Tenure: Freehold

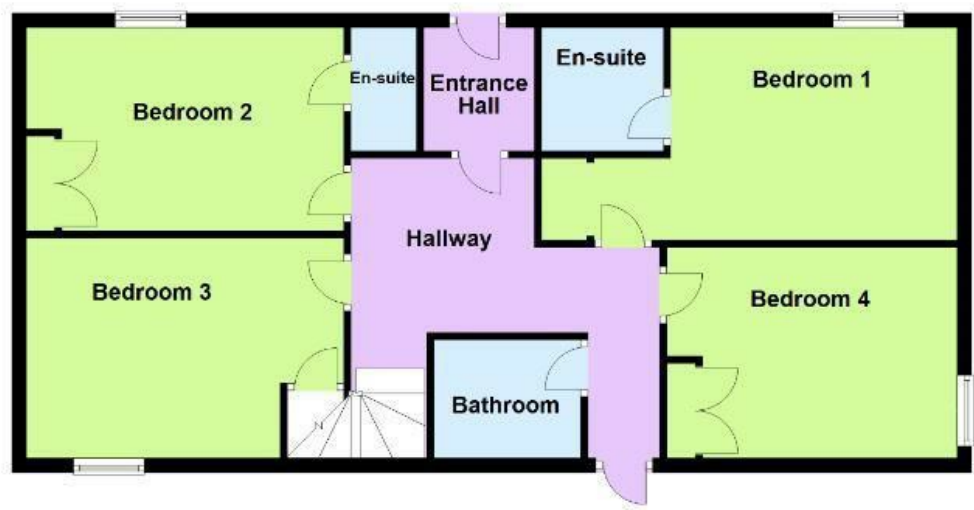
Local Authority: Herefordshire Council

Council Tax: F

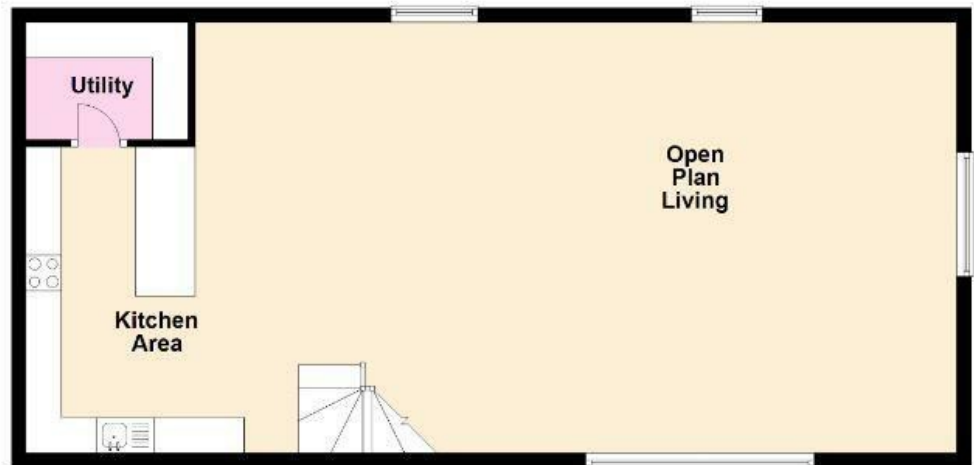
EPC: E (53)

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Please note that the dimensions stated are taken from internal wall to internal wall.



First Floor



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Plan produced using PlanUp

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Introduction

Located on a development of barns originally dating from around 1800 and converted to residential use in 2005. This Grade II listed property is located on a corner plot offering views over open farmland which stretch from Cleve Hill in the North to The Black Mountains and Skirrid in the South.

Converted to a high standard throughout the accommodation benefits from double glazing, solid wood flooring and LPG gas fired underfloor heating throughout with individual room thermostats.

The property is entered via a tiled entrance hall to the hallway which has wooden latch doors leading off to all rooms including; bedrooms one and two which both have en-suite shower rooms, bedrooms three and four which both have built in storage, the family bathroom with three piece white suite and a rear lobby leading to the rear patio.

Stairs rise from the hallway to the stunning first floor living accommodation which is open plan with vaulted ceilings and exposed wooden beams throughout and several windows all with views over open countryside. At one end is found the kitchen area comprising of wall and base units, drawers and shelving all under fitted worktop, inset sink drainer unit, integrated appliances and useful breakfast bar. A door leads to a useful utility room with further sink, cupboards and plumbing for a washing machine.

Property Description

Entrance Hallway - with staircase to first floor, power points, doors to bedrooms and bathroom

Bedroom 1 9'10" x 16'9" (3m x 5.10m) (max) with En-Suite 5'6" x 5'8" (1.68m x 1.73m)

Bedroom 2 9'5" x 14'8" (2.87m x 4.47m) with En-Suite 5'10" x 2'11" (1.78m x 0.89m)

Bedroom 3 9'6" x 14'5" (2.90m x 4.39m)

Bedroom 4 9'1" x 13'5" (2.77m x 4.09m)

Bathroom 5'6" x 6'10" (1.68m x 2.08m)

Open-Plan Living Area consisting of Kitchen 13'9" x 11'6" (4.19m x 3.51m)

with door in to Utility 5'9" x 7'10" (1.75m x 2.39m)

Dining Area 19'11" x 10'10" (6.07m x 3.30m)

Living Area 19'11" x 19'7" (6.07m x 5.96m)

and Study Area 9'0" x 10'0" (2.74m x 3.05m)

Garden & Parking

The property is approached via a gravel driveway leading to a large private block paving parking area with parking for at least 6 cars. From the parking area a path leads to a brick courtyard at the front where the main entrance door is found, alternatively gates lead to the side garden area with modern patio seating area and then onto the rear of the property with a further patio all surrounded by lawn. Here can be found a wooden shed and wood store. All of the garden is enclosed by low level open style fencing which allows full open views of the surrounding farmland.

There is also a communal stone storage room and a communal compost area for the use of residents.

Location

The Merryhill Barns are located approx 1 mile from Tesco superstore in Belmont, Belmont doctors surgery and Pharmacy. Hereford City is approx 2 miles away with its wealth of amenities including supermarkets, shops, doctors, dentist, restaurants and takeaways.

The property is conveniently located with access into the City via either A465 Abergavenny Road or the A49 Ross Road or alternatively is easily accessible by foot or bicycle using 'The Lines' Great Western Way.

A short distance away is the popular Belmont Haywood Country Park and Pools with walks and play areas.

Services

Mains water and electricity are connected, Calor LPG gas and drainage to a communal bio-digester septic tank.

There is a communal compost site and storage unit.

Herefordshire Council Tax Band - F

Tenure - Freehold MAINTENANCE CHARGE - There is a maintenance charge of £60 per calendar month which covers the communal areas, graveled road and maintenance of the bio-digester. The management group is run by the owners

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Directions

From the office head south over the river on the A49 and then take the A465 Abergavenny Road. After going straight over the roundabout take the first turning left signposted Haywood and after a short distance you will see a complex of barns on the right hand side. Take the SECOND turn and follow the gravel path until reaching a block paving parking area with No 4 directly in front.

