

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A BEAUTIFULLY PRESENTED GRADE II LISTED BARN CONVERSION AFFORDING WONDERFUL VIEWS ACROSS OPEN COUNTRYSIDE AND OFFERING VERSATILE FOUR BEDROOMED ACCOMMODATION WITH A SUPERBLY APPOINTED ONE BEDROOM SELF CONTAINED ANNEXE, RANGE OF OUTBUILDINGS AND DELIGHTFUL GROUNDS EXTENDING TO TWO THIRDS OF AN ACRE.

INTERNAL INSPECTION HIGHLY RECOMMENDED. EPC E.

Brinsop Barn - Guide Price £875,000

Stretton Grandison, Ledbury, Herefordshire, HR8 2TS



Brinsop Barn

Location & Description

Brinsop Barn enjoys a very convenient location approximately 10 miles from Hereford, 6 miles from Ledbury and 16 miles from Ross-on-Wye. It is also accessible for Worcester, Gloucester and Cheltenham. The M50 motorway south of Ledbury and Ross-on-Wye provides excellent national communications with Heathrow Airport only 2 hours away.

Property Description

Believed to date back to the 17th century, Brinsop Barn is a beautifully appointed Grade II listed barn conversion, which has been thoughtfully designed to offer a blend of contemporary living whilst retaining its period integrity. The sympathetically refurbished accommodation offers a wealth of original period features, including extensive exposed beams and wattle. It is evident that acute attention to detail has been paid to all aspects, which is most notable in the joinery materials and finishes which have been used throughout. The house boasts a beautiful staircase, extensive oak flooring, stripped internal doors and hard wood double glazing. A great strength of the house is its location enjoying a sunny south west facing aspect, affording wonderful views across the Herefordshire countryside towards the Tarrington Hills.

The accommodation on the ground floor comprises a spacious reception hall, cloakroom, open plan sitting room with a feature multi-fuel burning stove, front sitting room, dining room, well equipped kitchen and utility room. A sweeping staircase from the ground floor leads to a galleried landing with a stunning cathedral ceiling flooded with natural light. The accommodation on the first floor includes four double bedrooms (two with en suite) and a spacious family bathroom.

The grounds belonging to Brinsop Barn extend to approximately two thirds of an acre with areas laid to lawn together with a large partially covered decked area and an attached **GARDEN STORE ROOM** with **WOOD STORE**. A sweeping driveway leads to a generous area of parking and to a number of useful outbuildings including a **DOUBLE GARAGE, CARPORT** and **GYM/HOME OFFICE**. There is also an EV charging point.

The property further benefits from a self contained one bedroomed **ANNEXE**, which provides further flexibility.

With so much to offer, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Canopy Entrance Porch Covered entrance porch with solid entrance door to

Reception Hall Spacious light filled open plan reception hall with a vaulted ceiling. Ceramic tiling and oak flooring. Door to

Cloakroom Deceptively spacious with a Burlington wash hand basin with cupboard below, Victorian style W.C. Two rear facing windows with attractive wooden shutters, recessed spotlights, exposed wall beam, oak flooring. Large built in cloaks cupboard with three sliding doors.

Living Room 6.02m (19ft 5in) x 3.95m (12ft 9in) Beautifully appointed open plan living room enjoying a dual aspect with front and rear facing windows. There are several noteworthy features including an exposed stone wall, exposed wall beams and an attractive stone fireplace with striking inset multi fuel stove. Wall lights, two radiators, TV point, oak flooring.

Front Sitting Room 8.24m (26ft 7in) x 2.94m (9ft 6in) Currently used as a second sitting room enjoying a sunny south south west facing aspect with a bank of double glazed windows overlooking the rear garden. Two leaded light feature windows. Recessed spotlights, feature exposed timber and roof trusses, two radiators, TV point, oak flooring. Door to outside.

Dining Room 4.44m (14ft 4in) x 2.11m (6ft 10in) Rear facing window, recessed spot lights, ceiling light, part exposed brick wall and further exposed wall beams, feature integral leaded light window, two radiators, oak flooring. Door to

Kitchen 4.11m (13ft 3in) x 3.82m (12ft 4in) Well equipped with a range of wall and floor mounted cupboards with polished granite work surfaces and upstands with tiled surrounds. One and half bowl sink with a bevelled drainer. Inset five ring gas **HOB** with **COOKER HOOD** over. Fitted with a range of appliances including a **DISHWASHER**, eye level **MICROWAVE**, **DOUBLE OVEN** and **GRILL** and a **WINE COOLER**. There is also space for an American style fridge freezer.





Side facing windows enjoying fine views across the surrounding countryside. Downlighters, radiator, ceramic tiled floor. Doorway to

Utility Room Fitted with a further range of wall and floor mounted cupboards with work surface over. Inset stainless steel sink, space and plumbing for washing machine, space for tumble dryer, wall mounted LPG Worcester high efficiency condensing boiler. Rear facing window, radiator, ceramic tiled floor.

First Floor Galleried Landing Spacious galleried landing with a striking cathedral ceiling. Rear facing windows enjoying wonderful views across the garden and open countryside toward the Tarrington Hills. Wall lights, exposed beams, two radiators, large built in airing cupboard housing hot water cylinder and slatted shelving. Doors to

Master Bedroom 4.93m (15ft 11in) x 4.18m (13ft 6in) Dual aspect with views across open countryside toward the Tarrington Hills. Ceiling light, feature exposed wall beams, radiator, TV point. Walk in wardrobe with ample shelving and hanging rails. Door to

En Suite Shower Room Contemporary fitted suite comprising walk in shower enclosure with raindrop shower head and panelled surrounds, free standing vanity unit with counter top basin, low level WC, bidet. Opaque glazed window, recessed spotlights, exposed ceiling beam, chrome heated towel rail, tiled floor.

Bedroom 2 5.01m (16ft 2in) x 4.06m (13ft 1in) Rear facing window, feature exposed wall beams, ceiling light, access to insulated loft space with extending loft ladder, radiator. Open to

En Suite Suite comprising shower enclosure with raindrop shower head and tiled surrounds, wash hand basin with cupboard below, low level WC. Recessed spotlights, extractor fan, chrome ladder style towel rail, tiled floor.

Bedroom 3 4.23m (13ft 8in) x 3.41m (11ft) Rear facing window, ceiling light, feature exposed wall beams, radiator.

Bedroom 4 4.18m (13ft 6in) x 2.73m (8ft 10in) Rear facing window enjoying wonderful views across open countryside toward the Tarrington Hills. Feature exposed wall beams.

Family Bathroom Contemporary fitted suite comprising a freestanding bath, wall hung vanity unit with counter top basin, low level W.C, bidet. Two rear facing opaque glazed windows with attractive wooden shutters, recessed spotlights, extractor fan, chrome ladder style towel rail, tiled floor.

ANNEXE Self contained annexe, constructed in 2009, with its own terrace and seating area adjoining open countryside. The annexe has recently been completely refurbished and offers stylish accommodation with new uPVC double glazing and high quality fixtures and fittings throughout.

Sitting Room 4.93m (15ft 11in) x 4.34m (14ft) Dual aspect with views across adjoining open countryside. Attractive fitted wooden shutters, recessed spotlights, two radiators, solid oak flooring. Open to

Kitchen 2.73m (8ft 10in) x 2.42m (7ft 10in) Fitted with a range of wall and floor mounted units with work surface over. Inset stainless steel sink drainer unit, electric **COOKER** with stainless steel splashback and cooker hood over, **FRIDGE FREEZER**. Wall mounted calor gas fired central heating boiler. Recessed spotlights, solid oak flooring. Open to

Utility Room Front facing window enjoying a pleasant outlook across surrounding open countryside. Attractive wooden fitted shutters, Belfast sink with work surface, space and plumbing for washing machine and tumble dryer. Recessed spotlights, fitted shelving, radiator, solid oak flooring.

Bedroom 3.56m (11ft 6in) x 3.28m (10ft 7in) With views across the garden and surrounding countryside. Attractive wooden fitted shutters, recessed spotlights, radiator, TV point, tiled floor. Open to

Wet Room Suite comprising a large walk shower with tiled surrounds, wash hand basin, low level W.C. Opaque glazed window, recessed spotlights, extractor fan, heated towel rail, tiled floor.

Outside The property is approached via large double redwood electronically controlled gates with intercom and phone app leading to a second interval gate and driveway providing parking and turning for several vehicles.

The grounds belonging to Brinsop Barn extend to approximately **TWO THIRDS OF AN ACRE** and comprise large areas laid to lawn with attractive shrub and plant borders. There is a feature decked terrace with an extensive covered seating area and feature glass roof section, which is ideal for entertaining, together with a feature well. A pathway leads round to the side of the property and to the screened LPG tank.



OUTBUILDINGS

Double Garage 6.66m (21ft 6in) x 5.06m (16ft 4in) With up and over door, concreted floor, roof storage, power and light, WC. There is also a further **CAR PORT**, which is the size of a single garage, that could be modified should further garaging be required.

Gym/Home Office 5.06m (16ft 4in) x 1.99m (6ft 5in) Adjoining the garage providing a useful store room which could also used as a garden room with a sink and plumbing for additional appliances. There is an outside hot and cold water tap.

Attached Large Garden Store With power connected

Operate Wood Store



Directions Proceed out of Ledbury on the A438 Hereford road. Turn right at the Trumpet crossroads onto the A417 Leominster road. Continue through the village of Ashperton into Stretton Grandison and after the sharp left hand bend Brinsop Barn is on the left hand side before reaching Townsend Nursery. What3Words: biggest.drifers.combos

Services We have been advised that mains electricity and water are connected. Drainage is to a private septic tank and heating is through LPG. Broadband is connected. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Tenure

We are advised (Subject to legal confirmation) that the property is freehold.

Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648).

Council Tax

COUNCIL TAX BAND "G"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for Brinsop Barn is E (49).

The EPC rating for Annexe is D (63).

GROUND FLOOR
2475 sq.ft. (230.0 sq.m.) approx.



1ST FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA: 3576 sq.ft. (332.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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