

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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SITUATED IN A DELIGHTFUL RURAL LOCATION, A UNIQUE DETACHED STONE BARN CONVERSION OFFERING CHARACTERFUL ACCOMMODATION WITH AN IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN, THREE BEDROOMS (TWO ENSUITE), ALLOCATED PARKING AND A BEAUTIFULLY LANDSCAPED SOUTH WEST FACING GARDEN.

EPC D.

Hay Barn - Guide Price £550,000

Perton Court, Perton, Stoke Edith, Hereford, Herefordshire, HR1 4HP



Hay Barn

Location & Description

Perton is a small rural hamlet situated approximately 5 miles east of the Cathedral City of Hereford. The popular market town of Ledbury is approximately 9 miles distant and offers a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The M50 motorway is available approximately 4 miles to the south of the town.

Property Description

Converted in 1992, Hay Barn is a unique barn conversion forming part of a small development of seven similar properties in the rural hamlet of Perton, surrounded by open countryside. Believed to be nearly 200 years old, Hay Barn has been sympathetically converted and boasts a number of noteworthy period features including a striking vaulted ceiling on the first floor, arrow slit windows, exposed stone walls and exposed timbering throughout.

Benefitting from gas fired central heating and double glazing, the accommodation is arranged on the ground floor with a spacious reception hall, master bedroom with an en suite bathroom, double bedroom and a shower room. There is a third bedroom, which is currently used as a study, with an en suite shower room and a separate utility room. A staircase leads to the first floor where there is an impressive 40 ft long open plan living/dining/kitchen with attractive arched windows affording far reaching rural views.

Outside, Hay Barn enjoys a beautifully landscaped garden, which has been designed to take full advantage of its south west facing aspect. There are two allocated parking spaces within a cobbled courtyard and an additional carport bay.

The accommodation with approximate dimensions is as follows:

Reception Hall

Spacious reception hall flooded with natural light with full height windows. Wall light points, exposed beams and stone walls, attractive flagstone floor. Parana pine stairs leading to the first floor.

Inner Hall

Wall light points, exposed stone walls. Doors to

Bedroom 1 3.54m (11ft 5in) x 4.28m (13ft 10in) max

Side facing window and French door leading to outside seating terrace. Ceiling spotlights, exposed ceiling beam, exposed stone wall, radiator, telephone point. Studded Parana pine door to

En Suite Bathroom

Suite comprising large Jacuzzi whirlpool bath, wash hand basin, low level WC. Three arrow slit windows, ceiling spotlights, radiator and towel rail, shaver point, tiled walls and floor.

Bedroom 2 3.72m (12ft) x 3.69m (11ft 11in)

French doors leading to the garden. Wall light points, exposed ceiling beam, access to loft space, radiator.





Shower Room

Suite comprising large walk in shower enclosure, pedestal wash hand basin, low level WC, bidet. Ceiling spotlights, radiator, towel rail, tiled walls and floor.

Bedroom 3 3.80m (12ft 3in) x 2.97m (9ft 7in)

Currently used as a study.

Three arrow slit windows, ceiling spotlights, exposed stone and brick walls, radiator. French door leading to outside. Studded Parana pine door to

En Suite Shower Room

Suite comprising walk in shower enclosure, pedestal wash hand basin, low level WC, bidet. Two arrow slit windows, ceiling spotlight, radiator and towel rail, tiled walls and floor.

Utility Room 2.48m (8ft) x 1.86m (6ft)

Wall mounted Worcester gas fired central heating boiler. Pressurised water cylinder. Ceiling spotlight, radiator.

First Floor Open Plan Living Area 12.40m (40ft) x 5.58m (18ft) max overall measurement

The living area on the first floor is most impressive with a vaulted ceiling and flooded with natural light through arched windows affording fantastic far reaching rural views.

Living/Dining Area

Four arrow slit windows, ceiling spotlights, two ceiling fans, exposed ceiling beams, exposed stone walls, stone fireplace housing gas fired coal effect fire, radiator. Open to

Breakfast Kitchen Area

A bespoke Russell Alexander designed kitchen fitted with a range of painted wall and floor mounted units with solid oak work surface over. Double Belfast sink with granite bevelled drainer. Electric Falcon AGA with two ovens, 5 ring hob and cooker hood over. There are a range of integrated appliances including a **DISHWASHER, WASHING MACHINE** and **TUMBLE DRYER**. Free standing **FRIDGE FREEZER**. Eight arrow slit windows, ceiling spotlights, exposed stone walls, radiator, terracotta floor tiles.

Outside

Hay Barn is approached by a cobbled courtyard serving 6 other properties. There are two allocated parking spaces and an additional **CARPORT** space.

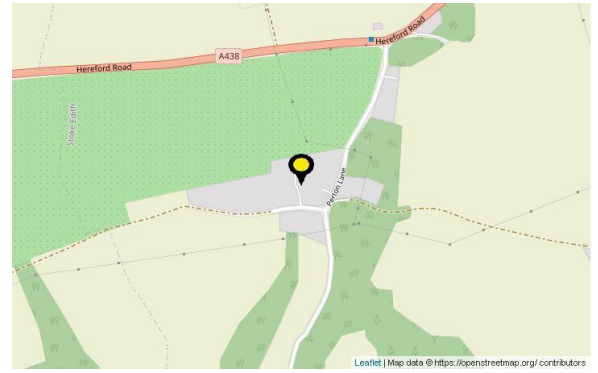
To the front of the property there is an attractive south west facing flagstone paved seating area bordered by a low stone wall. A pathway leads to the side of the property where there is a further courtyard area and a garden **SHED**.

The garden to the rear of the property is a true delight and has been beautifully landscaped by the current owners to create interest and colour all year round. There are areas laid to lawn and borders stocked full with a variety of plants and shrubs. There are several established fruit trees including Apple and Fig and a vibrant Acer. A large paved seating terrace with a wooden pergola and climbing wisteria, provides an ideal spot for outside dining with fine far reaching rural views.



Directions

Proceed out of Ledbury on the A438 Hereford Road and continue straight over the traffic lights at the Trumpet crossroads. Proceed through the village of Tarrington and Stoke Edith. Shortly after, take the left hand turning signposted to Perton. Continue for approximately half a mile up the hill and as the road bends round to the left, take the right hand turning and then right again into Perton Court where Hay Barn can be found towards the bottom on the right hand side.



Services

We have been advised that mains water, electricity and gas are connected to the property. Drainage is to a private shared system. Broadband is connected. There are solar panels 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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold. There is a management charge of £63.70 per month made payable to Perton Court Management Ltd, which is run by the residents. The management charge covers the maintenance and servicing of the shared drainage system, outside security lighting and the cobbled courtyard.

General

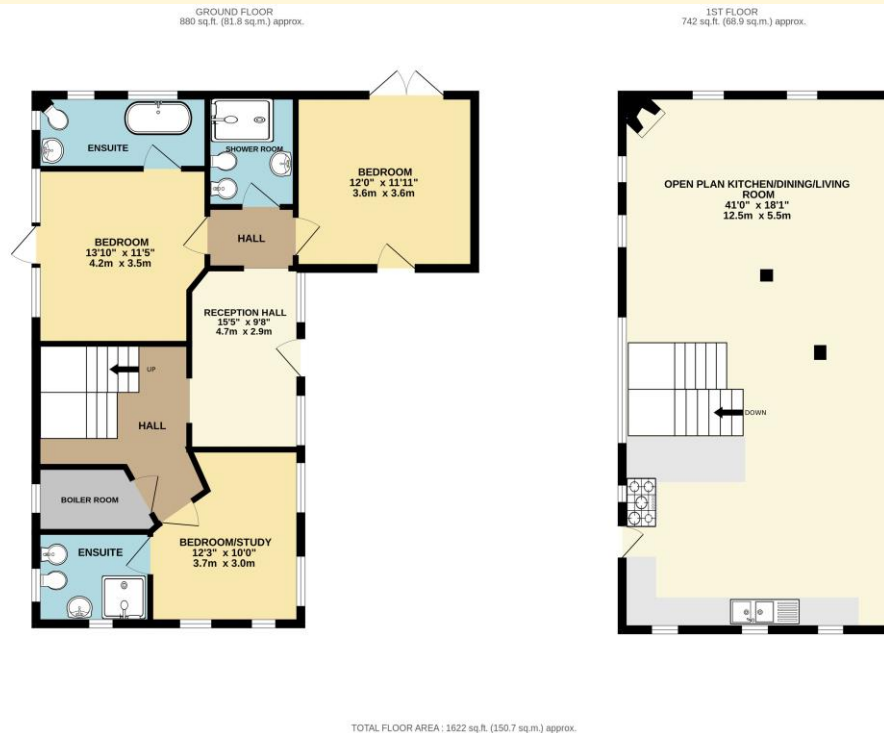
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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 formally 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.

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

Council Tax COUNCIL TAX BAND "F" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC The EPC rating for this property is D (57).



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.