

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A MOST CHARMING FOUR BEDROOMED 18th CENTURY BARN CONVERSION SITUATED IN A DELIGHTFUL RURAL LOCATION AFFORDING FINE VIEWS ACROSS SURROUNDING COUNTRYSIDE OFFERING BEAUTIFULLY APPOINTED ACCOMMODATION WITH DRIVEWAY PARKING AND AN ATTRACTIVE LANDSCAPED GARDEN. INTERNAL INSPECTION ESSENTIAL.

NO CHAIN. EPC E.

4 Horton Mews - Guide Price £485,000

Thornbury, Bromyard, Herefordshire, HR7 4NG

 4  2  2



4 Horton Mews

Location & Description

Thornbury is a hamlet in rural Herefordshire, about four miles north of the town of Bromyard. The market town of Bromyard offers a range of local facilities including shops, pubs, supermarket, bakery, butchers, bank and Post Office together with primary and secondary schools. The cathedral cities of Worcester and Hereford are 14 and 16 miles distant providing M5/M50 motorway access to Birmingham and the West Midlands together with railway links to Birmingham New Street and London Paddington.

Property Description

4 Horton Mews is a charming barn conversion enjoying an idyllic rural setting affording fine views across the surrounding Herefordshire countryside. The property forms part of a small development and was originally converted in 1999. 4 Horton Mews is well presented throughout with lovely character features including solid wood internal doors and a striking exposed brick fireplace.

Benefitting from double glazing and electric heating, the accommodation on the ground floor comprises an entrance hall, living/dining room with a wood burning stove, garden room and a breakfast kitchen. On the first floor a landing leads to the primary bedroom with an en suite shower room, three further bedrooms and a bathroom.

A shared driveway leads to two off road parking spaces and in turn leads to a private garden which has been designed with low maintenance in mind.

Offered with no onward chain, an early inspection is highly recommended.

The accommodation with approximate dimensions is as follows:

Entrance Hall Part opaque glazed entrance door. Ceiling light. Wall light. Exposed ceiling beams. Built in cupboard. Electric radiator. Stone floor with underfloor heating. Stairs to first floor with under stairs cupboard.

Cloakroom Ceiling light. Wash hand basin. Low level WC. Tiled floor with underfloor heating.

Living/Dining Room 6.20m (20ft) max x 6.04m (19ft 6in) max Rear facing bay window overlooking communal grounds and open countryside beyond. Exposed ceiling beams. Wall lights. Feature exposed brick fireplace with inset wood burning stove and tiled hearth. Electric radiator. French doors to

Garden Room 3.77m (12ft 2in) x 2.32m (7ft 6in) Flooded with natural light and enjoying a pleasant outlook across the garden. Tiled floor with underfloor heating. French doors to outside.

Breakfast Kitchen 5.68m (18ft 4in) x 3.04m (9ft 10in) Classic country kitchen fitted with a range of wooden wall and floor mounted units with granite work surface over and matching upstands. Inset Blanco one and a half sink drainer unit. 5 ring HOB (bottled gas) with stainless steel cooker hood over. Electric





DOUBLE OVEN. Integrated **DISHWASHER** and **WASHING MACHINE**. Central feature with additional storage cupboards, drawers and matching granite work surface. Side and front facing windows. Recessed spotlights. Exposed ceiling beam. Electric radiator. Tiled floor with underfloor heating. Part glazed door to outside.

First Floor Landing Front facing window. Ceiling light. Access to boarded and insulated loft space with pull down ladder, power and light connected. Built in airing cupboard with Sunamp water heater and hanging rail. Doors to

Bedroom 1 4.44m (14ft 4in) x 2.97m (9ft 7in) Rear facing window overlooking communal garden and open countryside beyond. Ceiling light. Feature panelled wall. Built in wardrobe with hanging rail. Electric radiator. Door to

En Suite Shower Room Refitted shower room with suite comprising large walk in shower with electric shower and panelled surrounds. Vanity wash hand basin with drawers below and vanity mirror over. Low level WC. Ceiling light. Extractor fan. Ladder style towel rail. Tiled floor.

Bedroom 2 3.56m (11ft 6in) x 3.23m (10ft 5in) Front facing window enjoying views across surrounding countryside. Ceiling light. Electric radiator.

Bedroom 3 4.34m (14ft) x 2.61m (8ft 5in) Side facing window. Ceiling light. Built in wardrobe with hanging rail. Electric radiator.

Bedroom 4 3.04m (9ft 10in) x 2.94m (9ft 6in) Front facing window enjoying delightful views across the surrounding countryside. Ceiling light. Large wardrobe. Built in cupboard with shelving. Electric radiator.



Bathroom Suite comprising panel bath with raindrop shower head and tiled surrounds. Vanity wash hand basin with cupboards below. Low level WC. Front facing opaque glazed window. Ceiling light. Ladder style towel rail. Built in cupboard with slatted shelving.

Outside Horton Mews is approached by a privately owned driveway leading to 8 properties. 4 Horton Mews benefits from two parking spaces. A double wooden gate opens to a gravelled area within the garden providing additional parking if required. The property enjoys a delightful garden which is attractively arranged with an area of lawn and a paved seating terrace with a wooden pergola featuring a climbing wisteria.

Steps lead to a gravelled courtyard with a **SHED** and a raised flower bed. There are outside lights and an outside water tap.

The property also enjoys access to a communal garden with a large area of lawn and a lake, which serves as a haven for local wildlife.

Agents Notes

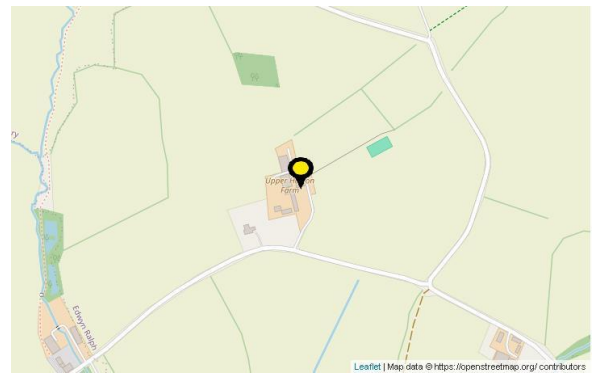
We have been advised that there is a service charge payable of £200 per annum for the upkeep of communal areas and the maintenance of the private driveway. There is a management company in place, Horton Mews Residents Company.



Directions

Proceed out of Bromyard on the B4214 in the direction of Tenbury Wells. Continue along this road for some distance, taking the left hand turning signposted to Thornbury. Continue along this road, keeping left in the direction of Butterley. Continue for a short distance and the private driveway leading to Horton Mews can be found on the right hand side.

What3Words://tasty.shorthand.normal



Services

We have been advised that mains electricity and water are connected to the property. Drainage is to a shared septic tank. 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.

General

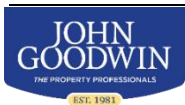
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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 "E" 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 E (51).



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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.

