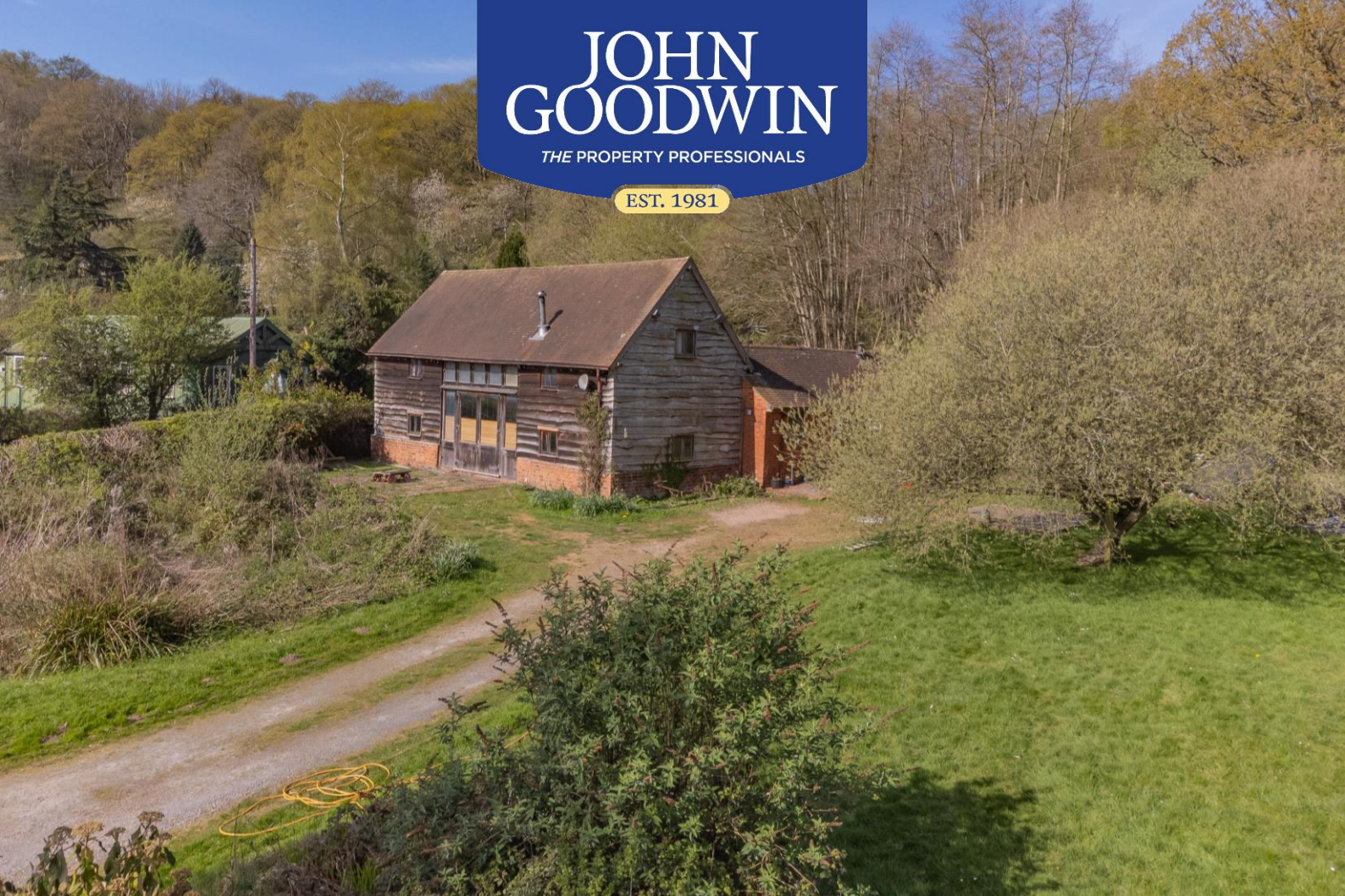


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MOST IMPRESSIVE DETACHED BARN CONVERSION SITUATED WITHIN THE VILLAGE OF HOLLYBUSH OFFERING CHARACTERFUL THREE BEDROOMED ACCOMMODATION WITH THREE RECEPTION ROOMS, BESPOKE FITTED KITCHEN, TWO SHOWER/BATHROOMS, UTILITY ROOM, STRIKING GALLERIED MEZZANINE, INTERESTING RANGE OF OUTBUILDINGS AND GENEROUS GROUNDS EXTENDING TO APPROXIMATELY 4 ACRES.

NO ONWARD CHAIN. EPC E.

Dipping Tank Barn - Guide Price £600,000

Hollybush, Ledbury, Herefordshire, HR8 1ET

 3  3  2



Dipping Tank Barn

Location & Description

The rural hamlet of Hollybush lies within an Area of Outstanding Natural Beauty at the southern end of the Malvern Hills. The nearby village of Eastnor has a church, nursery and primary schools, a cricket club, an artisan forge and a pottery. Ledbury is a short drive away and has a thriving community, offering a good range of local facilities with a variety of independent shops, restaurants & pubs, as well as three supermarkets, a church, doctors' surgery, cottage hospital and theatre. Additional retail and cultural amenities are available at Malvern, Hereford and Worcester.

This part of Herefordshire lies on the Worcestershire/Gloucestershire borders and is renowned for its beautiful and unspoilt countryside. The area offers a sought-after rural quality of life combined with excellent road and rail links with mainline railway stations in Ledbury, Colwall and Malvern having direct access to Birmingham and London Paddington. The M50 motorway (junction 2) is approximately 4 miles away with access to the M5.

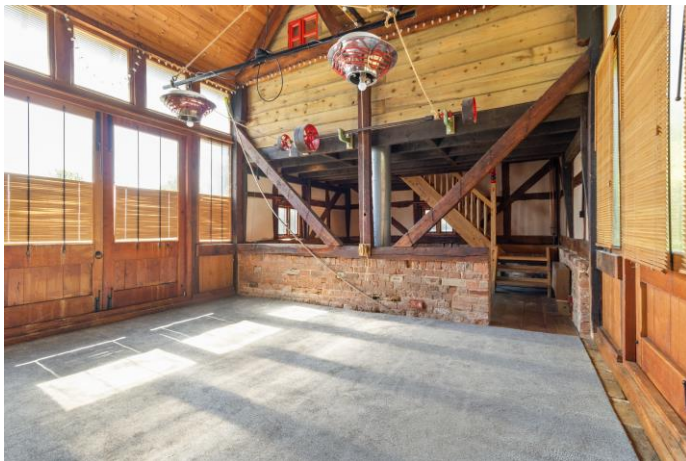
Property Description

Understood to date back to 1794, Dipping Tank Barn was originally a dilapidated cowshed and threshing barn constructed of brick and timber beams with an oak cladding exterior. In 1991 it was converted and completely renovated by a wonderful team to create a unique and striking family home. The owner had a vision of what he wanted to create and brought it to life using a skilled team of craftsman whose impeccable skill set is evident throughout the property. There are touching remnants of their work within the barn, including a dated plaque located within the three bay threshing barn.

Ahead of its time, the barn is heated using a ground source heat pump and at the time of it being converted, the owner drafted in a local heating and plumbing engineer from Malvern to install the sophisticated system. The work carried out by the engineer was recognised by Worcester Bosch Group in 2020 and awarded for its contribution towards energy efficiency and environmental awareness.

Dipping Tank Barn boasts many noteworthy characterful features including impressive vaulted ceilings, extensive exposed timbers throughout and exposed brickwork. There is a warmth that greets you as soon as you step inside and pulls you in to explore more. The accommodation, which extends to approximately 1807 sq feet, is versatile in its arrangement and on the ground floor comprises an entrance porch which leads to a bespoke hand made solid wood fitted kitchen with granite work surfaces and matching breakfast bar. The kitchen houses a beautiful wooden dining table, which is included within the sale, together with a wood burning stove salvaged from a canal barge. From the dining kitchen there is access to a utility room and an





inner hall, which leads to two bedrooms and a family bathroom.

On the south east side of the barn there are three reception rooms, which were formally three threshing barns. The first reception room has been used as a snug with a second wood burning stove and has a staircase leading to an impressive galleried mezzanine landing, which would be ideal as an occasional fourth bedroom/hobby room or home office. The two other reception rooms comprise a living room with an adjoining sitting room. The living room is flooded with natural light through two sets of floor to ceiling barn doors leading to outside. From the adjoining sitting room there is a second staircase leading to a further bedroom with an en suite bathroom.

Dipping Tank Barn is approached by a gravelled driveway providing a generous area of parking with turning area. There is an interesting range of **OUTBUILDINGS** including:

STABLE BLOCK - two loose boxes (20'6" x 13'7") and an adjoining tack room (8'10" x 5'9")

WORKSHOP - (23'11" x 12'2") with power and light connected

FORMER STABLES - in need of repair

POLYTUNNEL

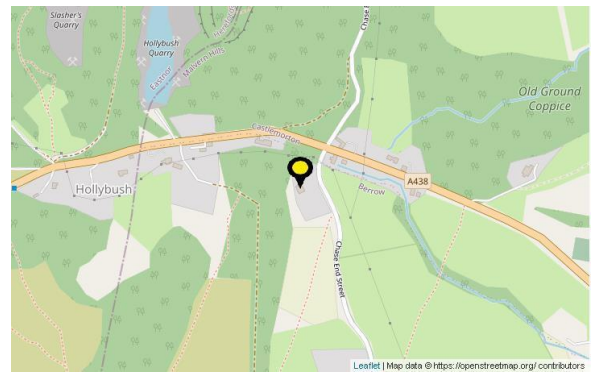
The grounds belonging to Dipping Tank Barn extend to approximately **4 ACRES** and include an area of courtyard garden, within which there is the site of the original sheep dipping tank (now replaced with a brick structure) and pastureland, which follows the gradient of the valley below. The pastureland would be suitable for grazing sheep or goats. There are spectacular views on offer stretching across Herefordshire and Worcestershire.

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

Directions

From the Agent's Ledbury office continue over the traffic lights onto the Worcester Road for 1 mile then bear right sign posted Eastnor and Tewkesbury. Continue for approximately 3.6 miles, passing through Eastnor and into Hollybush. Dipping Tank Barn can be found on the left hand side on the junction with Chase End Road, opposite a green building.

What3Words: rumbles.salaried.gobblers



Services

We have been advised that mains water and electricity are connected to the property. Heating is via ground source heat pump. Drainage is to a private system. 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" (Malvern Hills).

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)



Ledbury Office
01531 634648

3-7 New Street, HR8 2DX
ledbury@johngoodwin.co.uk

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:

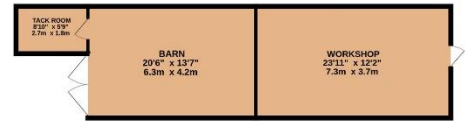
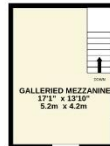
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details 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.



GROUND FLOOR
1374 sq.ft. (127.6 sq.m.) approx.

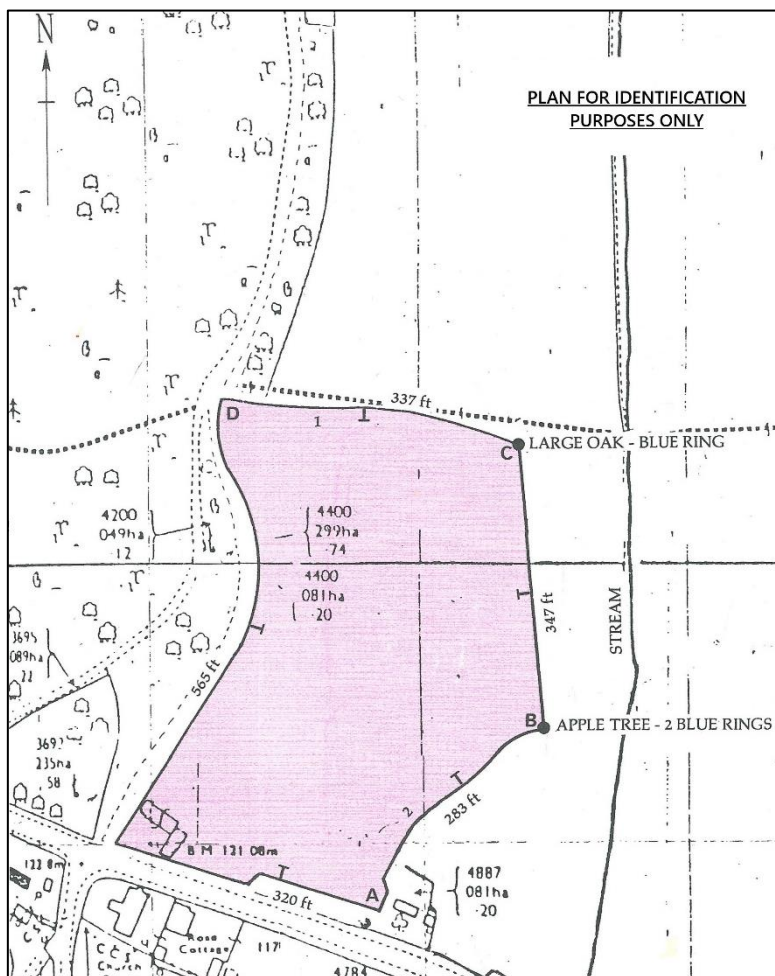
1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

OUTBUILDING
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 2466 sq.ft. (229.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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