



**A Well Appointed Three Double Bedroom Barn Conversion, Situated In The Desirable Village Of Tarrington. The Grade II Listed Property Features Two En-Suite Bedrooms, A Spacious First-Floor Open-Plan Kitchen, Dining And Living Area With Vaulted Ceilings, And A Landscaped Courtyard Garden. A Superb Blend Of Character And Contemporary Living In A Sought-After Location.**

EPC - C

**Tarrington Barn – Guide Price £460,000**

Tarrington, Herefordshire, HR1 4HX



# Tarrington Barn

## Location & Description

Tarrington Barn is situated within the popular village of Tarrington which has a thriving community and amenities to include a public house, village hall and church. The village is approximately 8 miles from city of Hereford and 7 miles to the busy town of Ledbury both of which have an excellent range of facilities and amenities including mainline railway stations. The M50 motorway is easily accessible approximately 4 miles south of Ledbury.

## Property Description

Nestled in the heart of the sought-after village of Tarrington, Tarrington Barn is a beautifully presented three double-bedroom barn conversion offering the perfect blend of rustic charm and modern living. This thoughtfully designed home boasts generous proportions, stylish finishes, and an inviting layout ideal for both entertaining and everyday living.

Upon entering, you're greeted with a stylish and characterful entrance hallway, two spacious double bedrooms, each with en-suite facilities, offering comfort and privacy for family or guests. A third well-proportioned double bedroom and a modern family bathroom and utility complete the ground floor accommodation.

Upstairs, the first floor reveals a striking open-plan lounge, kitchen, and dining area. Vaulted ceilings and exposed beams add to the character of the space, while multiple windows flood the area with natural light from every aspect. The contemporary kitchen is well equipped with a feature breakfast peninsula and seamlessly integrates with the living and dining zones.

Externally, the property features a well landscaped courtyard garden—an idyllic and low-maintenance space perfect for al fresco dining, relaxing, or entertaining.

Set within the picturesque Herefordshire countryside and benefiting from the charm of village life with good access to nearby towns, Tarrington Barn offers a unique opportunity to enjoy characterful yet contemporary living.

The accommodation with approximate dimensions is as follows:

### Entrance Hall

Entering via an oak framed double glazed door and window unit from a landscaped court yard garden into a light and spacious entrance hall with a vaulted ceiling and exposed beams. Traditional column radiator. Eight spot down lights. Oak flooring continuing through an open archway leading through to an oak staircase. Two ceiling light points.

### Bedroom One 6.35m (20ft 6in) x 3.44m (11ft 1in)

Oak door into a spacious double bedroom with three spot down lights. Exposed beams. Carpet. Radiator. Feature panelled wall. Doors into Ensuite and Study.

### Dressing Room/Office 3.25m (10ft 6in) x 3.07m (9ft 11in)

With double glazed window to the front aspect. Fitted double wardrobe. Radiator. Spot down light. Wood effect laminate flooring.

### Ensuite

Four spot down lights. Walk in shower cubicle with mains over head power shower and a tiled surround. Chrome heated towel rail. Tiled walls and flooring. Low level toilet. Ceramic sink with chrome mixer tap and under counter storage. Extractor fan. Fitted shelving. Shaving point.

### Bedroom Two 9.53m (30ft 9in) x 2.82m (9ft 1in)

A double bedroom with two obscure glass double glazed windows to the rear and a further to the side aspect, all with fitted blinds. Exposed beams. Ceiling light pendant. Two radiators. Carpet. Door into...





### Ensuite

A well appointed and modern shower room with four spot down lights. Exposed beams. Walk in double shower with mains powered rainfall shower. Tiled walls. Heated chrome towel rail. Low level toilet. Ceramic sink with chrome mixer tap and undercounter storage. Extractor fan. Wood effect tiled flooring.

### Bedroom Three 5.68m (18ft 4in) x 3.56m (11ft 6in)

A charming further double bedroom with an exposed beam vaulted ceiling. Exposed brickwork. Six spot down lights. Full length oak framed double glazed window to the front aspect overlooking the courtyard garden. Two further double glazed windows to the front and side aspect. Two radiators. Carpet.

### Family Bathroom

With six spot down lights. Obscure glass double glazed window to the rear aspect. Walk in mains powered rainfall shower with a tiled surround. Stylish boat bath with chrome faucet and a tiled surround. Chrome heated towel rail. Low level toilet. Feature vessel sink with undercounter storage and tiled back splash.

### Utility Room

With exposed beams. a range of wall and base units and a laminate worktop with inset sink and drainer unit with mixer tap and a tiled backsplash. Space for washing machine and tumble dryer. Three spot down lights. Patterned tiled flooring. 'Worcester Bosch' combination boiler and fuseboard.

### To The First Floor 14.75m (47ft 7in) x 6.20m (20ft)

The Oak staircase leads up to a fully open plan Lounge, Kitchen and Dining room with an exposed beam vaulted ceiling offering a delightful blend of character and modern conveniences.

Immediately to the left hand side is a generous shaker style kitchen with a range of wall and base units and a feature breakfast peninsula for entertaining and additional seating.

A wood effect laminate worktop with inset composite sink and half sink draining unit with chrome tap and a tiled backsplash. Free standing 'Delonghi' range style electric oven with a five ring gas hob and stainless steel backsplash and over head extractor fan. Free standing double fridge freezer. Integrated dishwasher.

Oak flooring connects the kitchen to an open plan dining area with space for a ten seater table. A recently installed 'Pandero' log burner with glass hearth give the space a focal point. Two radiators. Down spot lighting.

The lounge area is defined by a stylish carpet and wall mounted tv unit with undercounter storage and a wooden counter top. TV point. Two radiators.

The open plan room benefits from oak framed double glazed windows to every aspect allowing for a light and airy feel that is both cosy and contemporary.

### Garden and Outside

From the road, enter via a double gate into an external lobby with paved flooring, bin store and External cupboard.

Venture through another gateway into an enclosed and low maintenance court yard garden that has been fully landscaped with a sizeable and modern paved patio, artificial area laid to lawn and well stocked brick built raised planters with a contemporary water feature. To the side is a further paved patio with large workshop/storage shed benefitting from power and lighting.

Outside water, light and power is available.



## Directions

From Ledbury head west on the A438 towards Hereford. At the Trumpet crossroads continue straight on for approx. 2.9 miles and upon reaching the village of Tarrington, turn left just before the Tarrington Arms onto School Road. The property can be found after a short distance on the right hand side.



## Services

We have been advised that mains services are connected to the property. 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) or Colwall Office (01684 540300)

## Council Tax

COUNCIL TAX BAND "E"

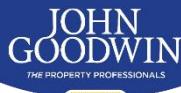
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is C (77).



TOTAL FLOOR AREA: 2150 sq ft. (199.7 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. These floor plans are for guidance only and should not be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Meant with Hemipix 2020



**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.