



HOME FARM BARN BURGHILL

HEREFORD HR4 7RJ

£850,000
FREEHOLD

An outstanding detached barn conversion, in an exclusive rural location with an adjoining self-contained annexe (ideal for multi-generational living), double garage with delightful gardens and Detailed Planning Permission for a 3-bedroom detached cottage.



HOME FARM BARN BURGHILL

- Double garage, excellent parking
- Stunning detached barn conversion
- Adjoining self-contained annexe
- Exclusive rural location
- Viewing highly recommended
- No onward chain
- Versatile accommodation about 3900 sq ft
- Lovely courtyard gardens
- Planning Permission for detached dwelling



Property Description

Home Farm Barn presents an unique opportunity for multi-generational living, Air BNB or as one substantial residence (about 4,000 sq. feet). The property is located on the edge of a Conservation Area just outside the highly favoured village of Burghill, just 4 miles northwest of the Cathedral City of Hereford. Within Burghill/Tillington there is a shop, public house, community centre, cricket club, church and 18-hole golf course (there is a further 18-hole golf course at nearby Wormsley - The Herefordshire). The barn was originally converted in the 1980's and has recently been upgraded and offers a wealth of character with exposed timbers and an oak spiral staircase together with double glazing and gas central heating. One of the main benefits of the extensive accommodation is its versatility as a single substantial residence but which also incorporates a two-storey self-contained annexe (ideal for a relative, Air BNB etc). There are lovely, private gardens with storage and an entertainment area together with a double garage. Detailed Planning Permission has been passed for the construction of a detached 3-storey cottage, within the grounds, (application no. 231477) further details available on Herefordshire Council Planning Portal. The whole is more particularly described as follows:-

Recessed Porch

With flagstone flooring and door to the

Impressive Reception Hall

With slate tiled floor, oak spiral staircase, full length panelled glazed windows, radiators and cloaks cupboard.

Cloakroom

With wash hand-basin, WC, radiator.

Lounge

With woodburning stove with stone surround, 2 radiators, windows to front and rear.

Kitchen/Lounge/Dining Area

Range of fitted base and wall units, worksurfaces with splashbacks, oil fired AGA, plumbing for dishwasher, sink unit, built-in electric oven, induction hob, built-in microwave, windows to front and rear, cupboard housing the gas fired central heating boiler.

Landing

Full height ceiling, exposed timbering and radiator.

Master Bedroom

Radiator, 2 windows and an archway to the Dressing Room with radiator, windows, built-in wardrobe, storage cupboard and window with a lovely outlook over fields and the En-suite Bathroom with 2 Velux windows and white suite with bath, mixer tap, separate tiled shower cubicle, wash hand-basin with cupboard under, WC, radiator and connecting door to the Annexe.

Bedroom 2

Built-in wardrobe, radiator, window to front.

Bedroom 3

Built-in wardrobe, radiator, hatch to roof space, windows to rear.

Bathroom

Wash hand-basin, WC, separate tiled shower cubicle, radiator, window to rear garden.

Self-contained Annexe

With door from the Entrance Hall, radiator, entrance door to front.

Shower Room

Double width shower cubicle with mains fitment, wash hand basin with cupboard under, WC, radiator, window.

Utility

Fitted base and wall mounted units with sink, work surface, plumbing for washing machine, radiator.

Living Room

Radiator, double doors to the front and door to the self-contained ANNEXE.

Kitchen/Dining/Living Room

Breakfast bar with range of fitted base and wall units, sink, plumbing for washing machine, rangemaster oven, hob, 2 built-in storage cupboards, radiator, windows to the front and rear.

Staircase leads from the Entrance Hall to the

First Floor Gallery-style Landing

With 2 radiators and a Velux window to the front.

Shower Room

With WC, wash basin, bidet and walk-in shower unit.

Bedroom 4

Velux Window.

Bedroom 5

Radiator, window to front, Velux window to rear and lockable door.

Agents Notes

1. To the southern side of the property there is a BUILDING PLOT with Detailed Planning Permission for a detached cottage within the grounds (application no. 231477). 2. The property presents an unique opportunity for multi-generational living or as one substantial residence.

General Information

Tenure & Possession Freehold - vacant possession on completion. Services All mains services are connected. Gas-fired central heating. Outgoings Council Tax Band G Water and drainage are payable. Viewing Strictly by appointment through the Agents, Flint & Cook 01432 355455 Money Laundering Regulations Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

Outside

The property is approached via a private driveway and there is a wooden 5-bar gate leading to a gravelled parking and turning area with a brick-paved area to the front of the DOUBLE GARAGE with electric up-and-over door, light and power. The delightful gardens lie predominantly to the western side of the property and are enclosed (part-walled), attractively landscaped with a variety of shrubs and trees, an ornamental pond, raised beds and patio areas. An attractive feature is the former Cattle Byre with original feeding racks and this incorporates a LARGE WORKSHOP.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

