



Wootton Barn

Checkley
Hereford
HR1 4NA



Wootton Barn, Checkley, Hereford HR1 4NA

Occupying an idyllic rural setting with fantastic views, a partly converted Grade II Listed detached barn, standing in its own grounds and providing an excellent opportunity to complete the scheme to provide a magnificent residence.

The property is surrounded by open countryside and woodland and is located in an area noted to be a haven for bird and wildlife and one of Herefordshire's most sought after rural locations, known as The Golden Triangle, in between the cathedral city of Hereford (7 miles) and the markets towns of Ledbury (8 miles) and Ross-on-Wye (10 miles) both with M50 motorway links.

Checkley is a small village close to both the river Wye and the river Lugg and is noted for its lovely walks amenities are available in nearby Mordiford (3 miles) where there is public house and primary school and both Woolhope where there are two public houses, a tennis/cricket club, village hall and Fownhope which has a shop/post office, butchers, doctor's surgery and an exclusive leisure club (Wye Leisure).

Original Planning and Listed Building consent was approved in 2009 (planning ref: 083188) for a substantial detached residence and the project has been part-completed in a traditional manner to retain the original features wherever possible and with hardwood double glazed windows, oil central heating (part underfloor) and currently provides 2 bedrooms, 3 bathrooms/shower rooms, living room.

There is a large garage/workshop/studio and connecting games room and the main barn is unconverted and has consent to provide a large open-plan living area and separate kitchen on ground floor and bedroom with en-suite with mezzanine on first floor.

Wootton Barn stands in its own grounds which adjoin unspoilt open farmland and there is a lovely outlook in all directions.

Reception Hall

With access to the shower room, doors to the courtyard and to the rear.

A temporary staircase leads from the hall to the first floor.

Shower Room

With limestone flooring, tiled walls, shower cubicle, wash hand basin with cupboard under, WC, extractor fan, electric ladder style towel rail/radiator, wall mounted mirror.

Living Room

With exposed Oak timbers and stonework, window to the courtyard and 2 windows to the rear and underfloor heating. (Also designed to be used as a bedroom if required)

Kitchen/Breakfast Room

Sink unit, built-in electric oven 4 ring hob, windows to the courtyard, plumbing for a washing machine, oil fired central heating boiler, electric fuse board, under floor heating, floor level automatic lights and door to the inner hall.

Bedroom 1

Has a full height ceiling with exposed Elm timbers, 2 windows (Velux electric remotely controlled skylight), door out to the courtyard and underfloor heating.

En-suite Bathroom

With limestone walls and flooring, large shower cubicle with overhead fitment and side jets, stand-alone bath with mixer tap, wash hand basin, WC with concealed cistern, bidet, wall mounted mirrored cupboard, electric ladder style radiator, floor level automatic lights, windows to the courtyard.

First Floor Landing

With Velux window, hardwood flooring, further window to the eastern side, hot water cylinder and door to the

Shower Room

With tiled walls, shower cubicle, wash hand basin with cupboards under, WC, ladder style electric radiator, extractor fan.

Bedroom 2

Currently used as a study
With exposed timbers, hardwood flooring, 2 new cast iron radiators, window to the courtyard and Velux to the rear.

Main Barn

A beautiful Grade II Listed stone barn with planning permission to convert to provide extensive accommodation as follows :-

Ground floor with part full-height ceiling. The accommodation will be open-plan with kitchen, living/dining area with snug end.

First Floor

Bedroom with en-suite and mezzanine floor.

Former Byre House

Has double doors leading into a

Large Garage/Workshop/studio

with light and power, inner hall, plant room with expansion tank and UV filter, cloakroom with WC and wash hand basin.

Games Room

with a raised seating area hardwood flooring, bench seating light and power and underfloor heating.

Outside

The property is approached via a wooden 5 bar gate via a drive with turning area passing the double car port on the left and then into the courtyard. The property stands in grounds which extend to about 1/2 acre.

Services

Mains electricity, private water and drainage, oil-fired central heating.

Price - £620.000

Outgoings

Council tax band B - Amount payable £1894 2025/2026
Water - Private supply (bore hole) and private drainage (Bio-disk system).

Agent's Note

1. The existing boundaries have been moved out to a stock proof fence but this is not owned by the property but is held on a license to the Stoke Edith estate.
2. Further plans are available on Herefordshire Council Website.

Directions

From Hereford proceed towards Ledbury on the A438 passing through Lugwardine, Bartestree and Dormington take the next turning on the right signposted to Perton and follow the road approximately 1 mile then turn left passing Wootton Farm on the right and the barn is located at the end of the lane.

What3Words

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Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

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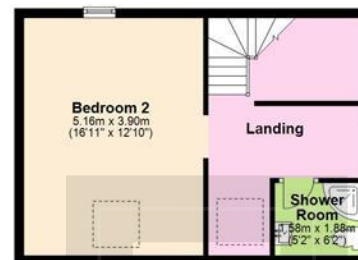
Ground Floor/Outbuildings

Approx. 260.4 sq. metres (2803.1 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.6 sq. feet)



Total area: approx. 298.2 sq. metres (3209.7 sq. feet)
Wootton Barn, Checkley, Hereford



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