



Brick Kiln Barn
Holme Lacy | Hereford | Herefordshire | HR2 6PH

STEP INSIDE

Brick Kiln Barn

Situated in the ever popular village of Holme Lacy, this exceptional barn conversion has been thoughtfully designed and beautifully finished to create a spacious and very appealing home with an array of wonderful features and a focus on eco-friendliness.

The accommodation comprises an entrance reception, a very spacious living-dining room, kitchen, utility and cloak room to the ground floor. To the first floor are three spacious double bedrooms, with an ensuite to the principal and a contemporary family bathroom. There is an adjoining annexe which presents a great opportunity for hosting additional guests or obtaining a stable income.

The property sits within a plot of around two thirds of an acre, with expansive level lawns, patio areas, a detached double garage, garden sheds, plenty of parking and wonderful views to both front and rear. Holme Lacy is a village located in the heart of rural Herefordshire, renowned for its agricultural and equestrian college and surrounded by stunning scenery. The cathedral city of Hereford is just a few miles north, offering a wide array of options for schooling, leisure and shopping.

Key features

- Spacious and well presented barn conversion
- Attached annexe with income potential
- Generous gardens with stunning views
- Detached double garage
- Village location just a few miles from Hereford city

You enter the property via an entrance porch, which connects the main house to the annexe, and offers access outside to the side courtyard.

The porch then leads into a reception hall, a generous room offering various potential uses from a children's playroom to a home office.

You are then led into what is arguably the most impressive room in the house; an impressive open plan living- dining room. This incredible space boasts dual aspect to the front and rear, allowing plenty of light into the room and a delightful outlook in both directions. There are French doors opening up to the covered rear patio and staircase leading to the first floor. With so much space, this room offers much versatility in terms of how it is used. There is underfloor heating throughout this room, as well as fitted Mitsubishi air conditioning units.

The kitchen is accessed from the living area, and features a vaulted ceiling with exposed beams and recessed lighting. There are recently installed Shaker grey Magnet units with black laminate countertops, with no shortage of storage space to include twin corner carousel units, deep pan drawers and space for a US-style fridge/freezer. Appliances include an AEG cooker, combi microwave oven, ceramic hob with a stainless steel hood above and integrated dishwasher. There is also a small breakfast bar with space for seating.





A good sized utility room is accessed via the kitchen, with additional units and sink, space and plumbing for appliances and access to a ground floor W.C and boiler room which houses the property's heating installations, with Vaillant Ecotec green iQ boiler, underfloor heating manifold and the nerve centre for the grid feeding 22 panel solar array and its giant wall battery.

There is also a boot room offering another useful space for storage of coats and boots, as well as additional appliances if required, with Samsung keyless door leading outside. The first floor landing offers high ceilings, built in storage cupboards and space for seating or a desk. From here, you have access to three double bedrooms and the family bathroom.

The principal bedroom suite is truly impressive, with exposed beams, fully glazed rear wall with French doors opening to a Juliet balcony, offering an impressive outlook over the beautifully manicured rear gardens and countryside beyond. There are vertical blinds and a remote-controlled electric curtain track to the windows. Other features include an air conditioning unit and built-in wardrobes with fitted shelving and hanging rails. The tastefully finished ensuite features a walk-in shower, WC, pedestal basin and chrome heated towel rail.

Both bedroom two and three face out to the front of the property, enjoying a different yet equally impressive countryside view. They each feature full glazing to one side with vertical blinds, with bedroom two also enjoying additional freestanding storage space.

The family bathroom is contemporary in style and very well finished, with double-ended bath with retractable shower attachment, WC, chrome heated towel rail and table vanity unit with open storage and topped with modern rectangular basin. The Bathroom also provides a separate corner shower cubicle, wood-effect vinyl flooring and Velux window.

The adjoining annexe offers so many uses, be it simply additional accommodation for guests, or a healthy income via holiday or long term letting, being separated from the main house by the entrance porch which allows for a degree of privacy. There is also potential for use as a hobbies space, music studio or a more substantial home office with space for multiple people.

Being well finished internally, the annexe offers a versatile layout, with three rooms, all with side windows and pitched ceilings with recessed lighting. There is a Shower room with corner shower featuring regular and rainhead attachments as well as body jets, tile flooring, pedestal basin, WC, chrome heated towel rail.

In addition there is an independent boiler serving the central in the annex.







STEP OUTSIDE

Brick Kiln Barn

The gardens of the property are particularly delightful, with expansive lawns dotted with a range of fruit and specimen trees, trellises with climbing plants, two garden sheds and recently installed garden fencing to the boundaries. From the rear gardens are stunning views over the surrounding fields and woodland beyond.

There is a covered patio area accessible directly from the living room, offering a lovely space to sit and enjoy the garden and countryside views. To the side of the house is a paved courtyard with space for storage and featuring a rainwater harvesting tank. There is also a diesel generator that switches on automatically in the event of a power cut and off when mains power restored. The genny will run for approximately 30 hours on a full tank.

A detached double garage with power and light plus charging point for EV cars, offers secure car storage, with potential for alternative uses such as a home office or workshop, and there is an electrically operated gated driveway with parking for multiple vehicles.

Directions

From Hereford, head along the B4224 towards Fownhope and Ross on Wye. A mile or so before Fownhope, turn left over the bridge towards Holme Lacy. Continue through the village and as you come down the hill, take the left hand turning for Bogmarsh/Aconbury/Newtown. The property can be found shortly after on the left hand sign as indicated by the agent's for sale sign.



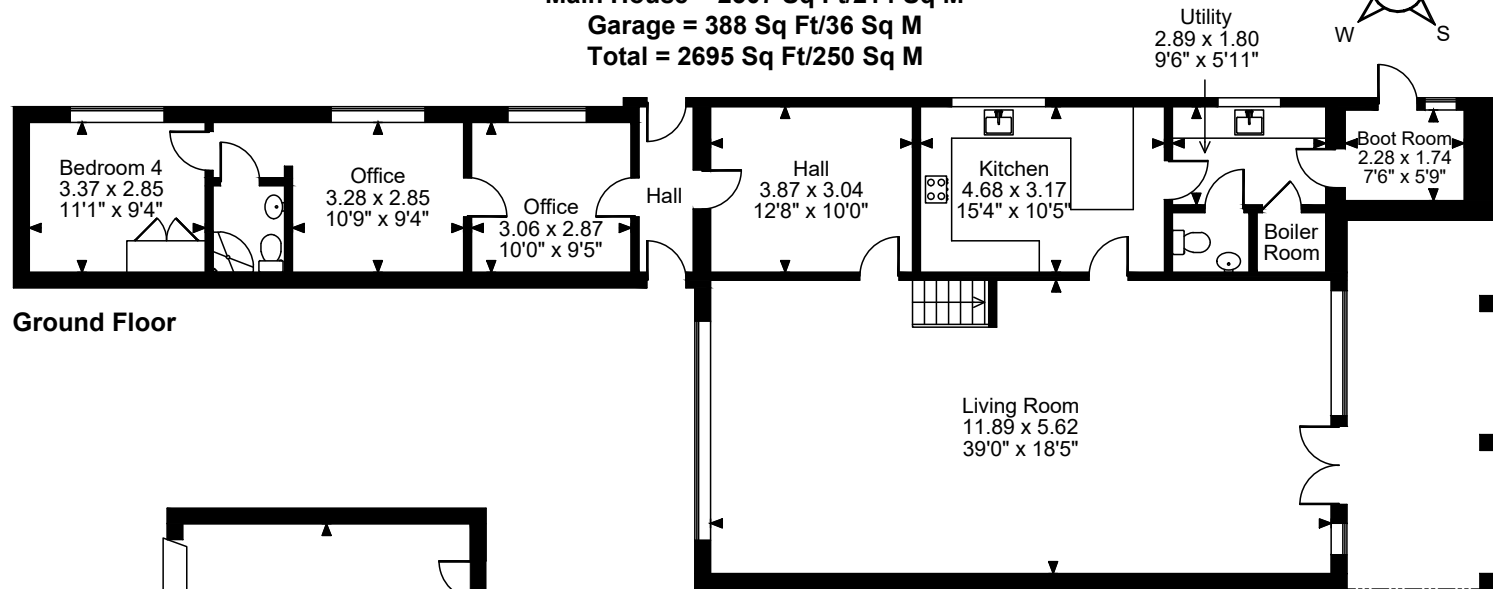
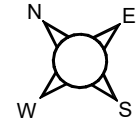
Brick Kiln Barn, Holme Lacy, Hereford

Approximate Gross Internal Area

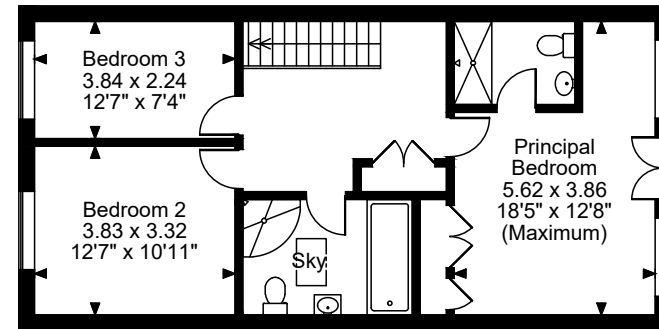
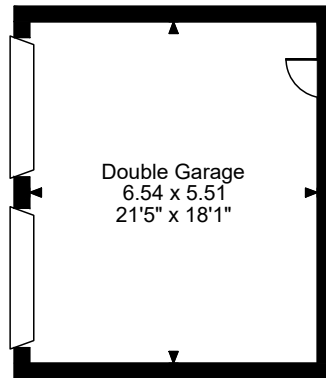
Main House = 2307 Sq Ft/214 Sq M

Garage = 388 Sq Ft/36 Sq M

Total = 2695 Sq Ft/250 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Tenure: Freehold
Tax Band: F

£ 875,000



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