



**OFFERING SOME SCOPE FOR UPDATING A CHARACTER BARN CONVERSION IN A VERY PLEASANT RURAL LOCATION BENEFITING FROM MAINS GAS CENTRAL HEATING AND DOUBLE GLAZING WITH 4 BEDROOMS, 2 BATHROOMS, CONSERVATORY, OFF ROAD PARKING AND AN ENCLOSED REAR GARDEN**

**EPC: D    NO CHAIN**

**The Threshing House - Guide Price: £295,000**

Bockleton, Tenbury Wells, Worcestershire WR15 8PP



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# The Threshing House

## Location

Bockleton is a small rural village surrounded by Worcestershire countryside and located within easy reach of the nearby towns of Tenbury Wells, Leominster and Bromyard all of which provide a good range of amenities including a railway station in Leominster.

## Property Description

The Threshing House is an interesting barn conversion forming part of an attractive courtyard development of 6 properties.

The accommodation is arranged over 3 floors and would benefit from some updating. It does have the benefit of mains gas fired central heating and double glazing.

On the ground floor there is an entrance lobby, inner hall, fitted kitchen, sitting room and a conservatory. At first floor level the landing gives access to three bedrooms and a bathroom with WC. On the second floor there is a further bedroom and a shower room with WC.

Outside there is parking in the communal courtyard and The Threshing House has a small enclosed garden to the rear.

## ACCOMMODATION

### Entrance Lobby

With wooden stable front door. Single radiator. Double glazed window to front.

### Inner Hall

With single radiator. Stairs to first floor.

### Kitchen 4.13m (13ft 4in) max. x 4.11m (13ft 3in) max.

Fitted with a stainless steel sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Matching cupboard housing a gas fired boiler. Fitted Rayburn range. Plumbing for washing machine. Tiled floor. Double glazed windows to rear.



### Sitting Room 5.37m (17ft 4in) max. x 4.21m (13ft 7in) max.

Having a feature decorative fireplace with electric fire. TV point. Double radiator. Double glazed window to side. Connecting door to kitchen. Door to conservatory.



### Conservatory 5.06m (16ft 4in) x 2.56m (8ft 3in) max.

Having dwarf brick walling with double glazed surrounds. Double radiator. Tiled floor. Double glazed double doors giving access to the rear garden.

### Landing

With single radiator. Double glazed window to front. Stairs to second floor.



### Bedroom 1 3.30m (10ft 8in) max. x 3.13m (10ft 1in) max.

With built-in double wardrobe. Built-in cupboard. TV point. Single radiator. Double glazed windows to side and rear.



**Bedroom 2** 3.15m (10ft 2in) max. x 2.97m (9ft 7in) max.  
With single radiator. TV point. Double glazed window to front.

**Bedroom 3** 3.13m (10ft 1in) x 1.94m (6ft 3in)  
With single radiator. TV point. Double glazed window to front.

#### Bathroom

Fitted with a panelled bath, wash basin and a WC. Fully tiled surrounds. Shaver light point. Extractor fan. Single radiator. Heated towel rail. Double glazed window to rear.

#### Top Landing

With access to eaves storage space. Double glazed Velux roof window.

**Bedroom 4** 4.06m (13ft 1in) max. x 2.61m (8ft 5in) max.  
With single radiator. Access to eaves storage space. Double glazed Velux roof window.

#### Shower Room

Fitted with a large tiled shower cubicle, wash basin and a WC. Half tiled surrounds. Shaver light point. Heated towel rail. Double glazed Velux roof window.

#### Outside

The Threshing House is approached over a communal courtyard which provides off road parking to the front of the property. To the rear there is an enclosed garden arranged with stone terracing and a selection of plants and shrubs including several fruit trees.

There is a useful shed, small greenhouse and and outside tap.

#### Services

We have been advised that mains water, electricity and gas are connected to the property. Drainage is to a shared private system with any costs split between the 6 properties in the development.

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.



## Directions

Proceed out of the town of Bromyard on the A44 in the direction of Leominster. After approximately 4 miles turn right signposted to Hampton Charles, Bockleton and Hatfield. Proceed along this lane for 2 miles and then continue straight over the staggered crossroads. After a further 1.2 miles turn right onto an unmade track signed Home Farm and The Courtyard. Continue along this track and then turn left by the five bar gate and proceed down the right hand side of Swallow Barn and fork sharp left into the courtyard. The Threshing House will then be found in the far right hand corner.

**WHAT3WORDS: CASTLE.QUIRKY.STEALTHIER**



## 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

BAND E

## EPC

The EPC rating for this property is D (65)



**Ledbury Office**  
**01531 634648**

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

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