

The Byre, Stansbatch, HR6 9LG
Price £650,000

COBB AMOS

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The Byre, Stansbatch

A beautifully presented, four bedroom, three reception, detached barn conversion which is nestled within the hamlet of Stansbatch. The property boasts an abundance of original character features and oodles of charm with stunning views over the Herefordshire countryside and has been maintained to a high standard by the current vendor. There is a manicured garden, three bay carport, workshop, LPG heating and solar panels. Viewing is highly recommended to appreciate this property and all it has to offer.

FEATURES

- Detached characterful home
- Outbuildings, parking
- Three reception rooms
- Four bedrooms
- Well maintained gardens
- Stunning Herefordshire countryside views

Material Information
Price £650,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: G
EPC: (null)
For more material information visit www.cobbamos.com

Introduction

Situated within the hamlet of Stansbatch is this detached barn conversion which has accommodation comprising; entrance hall, drawing room, study, snug, kitchen/dining room, sun room, utility, cloakroom, four bedrooms, a shower room and a bathroom and a loft space.

Property Description

The oak front door with glass panels opens into the entrance hall where you are immediately greeted by original character features such as exposed timbers and stone walls which flow throughout the whole of the property. The entrance hall has flagstone flooring, an oak staircase to the first floor and space for decorative furniture. To the left a door leads to the study and drawing room. The study has a a window to the rear and could be used as a hobby room or home office with an oak floor which flows into the drawing room. Stepping into the drawing room you can't help but be impressed by the high vaulted ceiling, triple aspect windows and French doors allowing natural light to flood through the room and a woodburning stove. There is an abundance of character in this room including exposed stone, brick and exposed timbers beams. From the entrance an inner hall leads to the a cloakroom fitted with WC and basin and the snug. The snug has a window overlooking the rear and a stone fireplace inset with woodburning stove creating a warm, cosy focal point and making it the go to room on a colder evening. The kitchen/dining room has dual aspect windows and has exposed open timbers defining each area. In the kitchen is bespoke handmade, fitted wall and base units which have granite worktops. There is a gas AGA for cooking as well as a separate, double oven and round three ring electric hob, an integrated dishwasher and space for a fridge freezer. There is a pantry cupboard with shelving and the dining area provides space for a large, ten seater table and chairs. The sun room is a beautifully light room with dual aspect windows which go to the ceiling and provide a fantastic view over the Herefordshire countryside. This room is perfect for sitting with a good book or using as creative space for art and crafts taking inspiration from the surroundings. There is a utility room which has space and plumbing for a washing machine and tumble dryer. Here there are wall and base units, a stainless steel sink, space for coats and shoes and a door which provides access to the side of the property.

The staircase rises to the first floor landing. The main bedroom is a generous double with triple aspect windows, timbers and stone which have been painted with a neutral colour and space for wardrobes. Bedrooms two and three are each double sized with bedroom three benefitting from built in wardrobes. Bedroom four is a single and could be used as an office or hobby space. The bathroom is fitted with a WC, basin and bath. The shower room is fitted with a WC, basin, shower cubicle and chrome heated towel rail. From the second bedroom is a door to the loft space. This has light and power and a window to the side. There is ample storage space.

Garden

The front garden is landscaped and mainly laid to lawn with a step in the middle. There are shrubs plants and trees. To the side of the property is a path with lawn to each side and a well stocked border. There are bursts of beautiful colours from the many variety of flowers. A vegetable patch provides space for growing. To the rear of the property is lawn with a fence boundary. There are views over the beautiful fields and countryside. From the living room is a pergola and patio area ideal for a table and chairs.

Carport and Workshop

Gates open to the property driveway which lead to the front and to the side of the property where there is a carport for three cars. There is ample parking for several cars to the front of the carport.

The workshop has two sets of doors opening to the front. There is light and power. This is ideal space to use for hobbies, restore an old car or to simply use for storage.

Services

Mains electricity and water. LPG gas. Septic tank drainage. Solar panels.

Herefordshire Council Tax Band G

Location

Stansbatch is a small village located in the county of






SUNLIGHT
SOAP






JAMES DEAN

Herefordshire, England. It is situated in the north-western part of the county, close to the border with Wales. The village is surrounded by beautiful countryside, with rolling hills and fields of crops. The River Teme runs through the village, providing a picturesque backdrop for visitors and residents alike.

Despite its small size, Stansbatch has a number of amenities for residents and visitors. There is a village hall, which hosts a range of events throughout the year, including concerts, plays, and community gatherings. There is also a pub, The Bell Inn, which serves traditional pub food and local ales. For those who enjoy the outdoors, there are plenty of opportunities for walking and cycling in the surrounding countryside, with a number of footpaths and bridleways to explore.

Agents Notes

Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area(1)

3309.47 ft²

307.46 m²

Reduced headroom

167.16 ft²

15.53 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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