

Barn End, Broxwood, HR6 9JH
Price £395,000

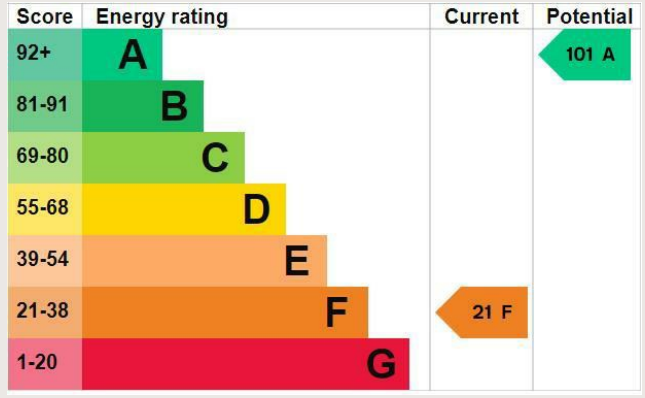
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Barn End
Broxwood

A semi-detached barn conversion boasting the character and charm synonymous with Border Oak design. The property is located on a small development of just five homes within the sought after hamlet of Broxwood and enjoys a private enclosed rear garden, front courtyard and beautiful features throughout. In addition there is a single garage, stone outbuilding, timber shed, wood store, greenhouse, raised beds and designated parking. Call our Leominster office on 01568 610310 to arrange your viewing. Viewing strictly by appointment only.

- BORDER OAK CONVERSION
- RURAL, HAMLET LOCATION
- THREE BEDROOMS, ONE EN-SUITE
- CHARACTER FEATURES
- CHAIN FREE
- SINGLE GARAGE
- STONE OUTHOUSE, TIMBER SHED & WOOD STORE
- GREENHOUSE & RAISED BEDS
- DESIGNATED PARKING

Material Information
Price £395,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: G (21)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



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.

Introduction
Barn End was converted in 1989 and enjoys many of the benefits of modern living with original character features throughout. Situated within the hamlet of Broxwood with its close proximity to Pembridge, Weobley and Kington; the property has accommodation comprising; entrance hall, living room, kitchen/breakfast room, cloakroom, three bedrooms, one en-suite and a family bathroom. There is an enclosed rear garden and front courtyard, garage, stone outbuilding, timber shed, wood store, greenhouse, raised beds and designated parking.

Property Description
Entry begins into a light and bright entrance hall with oak flooring, room for decorative furniture and stairs to the first floor. There is access to a cloakroom with WC, corner basin, continued oak flooring and oak door detailing which is echoed throughout the property along with Economy 7 storage heating and oak framed windows. The hallway also leads into a kitchen/breakfast room with super cottage style door and covered porch overlooking the pretty garden. The kitchen has a ceramic sink, electric oven and hob top, dishwasher, washing machine and fridge/freezer (all Bosch). There is room for a dining table and chairs.

Accessed from the kitchen is a delightful sitting room with wood-burner centre piece, inset into a red brick chimney breast. The room has triple aspect allowing light to flood into the space with a large picture window to the front of the property encasing views of trees, mature shrubs and rural bliss inviting bird song and visiting wildlife. The vendor has created dual zones here for both formal dining and comfortable seating. There is also a second door that leads back into the entrance hallway.

On the first floor are three bedrooms, one with en-suite, family bathroom, landing with airing cupboard and loft access. The master bedroom is a good sized double with exposed timber detailing and the benefit of having its own en-suite facilities. The en-suite is fully tiled with corner shower cubicle, hand basin, WC and heated chrome towel rail. Bedroom two (currently used as the main bedroom) is dual aspect and a good sized double with fitted wardrobes. Bedroom three also has fitted cupboards and is currently being used as a home office with the most delightful of rural views from the window (particularly when showcasing the blossom currently out on the trees).
The family bathroom has a full size bath with shower over, wood paneling and traditional style chrome fitments. There is a WC and hand basin also with traditional styling, heated chrome towel rail and a window for added light and ventilation.

Garden, Garage & Parking
To the front of the property is a block paved courtyard which has a silver birch tree and a variety of plants, shrubs and flowers. There is space for pot plants and a bench/bistro set to sit and relax. The rear garden is fully enclosed and has been thoughtfully planned, bursting with colour in the Summer months. There is a patio which creates ideal alfresco dining and a lawned area with grass each side of a path which leads to a rear gate for access to a single garage and designated parking. The borders are stocked full of flowers, shrubs and plants and there is a green house and raised beds to grow your own produce. There is a stone outbuilding and timber shed providing storage with both light and power and in addition there is a wood store. The garden is a really wonderful place to enjoy the fruits of gardening labour or merely watch the wildlife coming and going. The vendor says that in high Summer the front garden is in full sun between 10am and 4pm and the rear garden between 11am and 6pm giving plenty of opportunity for enjoying the sunshine throughout the day.

Services
Mains electricity, mains water. Private drainage.
Wood-burner
There is a shared maintenance agreement for the communal areas and emptying of the Septic tank.
Herefordshire Council Tax Band D
Tenure: Freehold

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 4 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Gigaclear
Source: Ofcom Mobile Checker
The vendor currently uses Gigaclear with Ultrafast speeds.

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
Located in the rural hamlet of Broxwood just 4 miles from the popular black and white village of Pembridge, which is very well catered for offering a number of public houses and restaurants, primary school, village hall, lovely village shop/tea room and church to name just a few. The property is within the catchment area for Weobley primary and high school. The popular market towns of Leominster (7 miles), Kington (6 miles) and Weobley (3.5) Offer a further range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide.

What3words
What3words:///glee.initiated.condition

Agent's Note
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
From Leominster on the road to Kington past Weobley, make a right hand turn towards Broxwood. Follow the road and take a right at the T junction. Follow the road until you reach the small development of barn conversions on the left hand side. Turn into the development and follow to the left, the property is located on the left hand side.






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