



Barn Conversion & Land with Equestrian Facilities - Michaelchurch Escley, Herefordshire      Guide Price £1,248,000



# Barn Conversion & Land with Equestrian Facilities - Michaelchurch Escley, Herefordshire

A Breathtaking 4 Double Bedroom Contemporary Barn Conversion and Land with Exceptional Equestrian Facilities, all set in approx. 5.4 acres with stunning elevated views across the Golden Valley AONB.

Nestled within approximately 5.4 acres of prime land, this stunning Class Q barn conversion, completed in 2022, offers luxurious living with unparalleled panoramic views of the Golden Valley AONB. The property is perfectly designed for equestrian enthusiasts, featuring a purpose-built stable block, an international-size 60m x 20m arena, and well-maintained paddocks. Hyde Park is an exquisite blend of modern design and rural charm, presenting a beautifully finished four-bedroom home where every room is bathed in natural light, capturing the expansive countryside vistas. The high-quality interior finish complements the stunning surroundings, making this a truly unique offering.

Located in the picturesque village of Michaelchurch Escley, just 8 miles from the renowned Hay-on-Wye, this property combines the tranquillity of rural living with accessibility to essential amenities. The village itself offers a welcoming community with a church, village hall, and pub. Families will appreciate the proximity to Michaelchurch Escley Primary and Fairfield High School in Peterchurch, only 3 miles away. Equidistant from Hereford and Abergavenny, both offering comprehensive services and mainline rail connections, Hyde Park is perfectly positioned. The nearby town of Hay-on-Wye, famous for its Literary Festival, is a delightful destination with a range of shops, eateries, and services including dental surgeries, a medical practice, and a cinema.





## Open Plan Kitchen/Dining/Living Room

The heart of this home is its expansive open-plan living area, fully laid in stylish travertine floor tiles, with underfloor heating throughout the ground floor. The space is designed to take full advantage of the incredible views, with large bi-fold doors seamlessly blending indoor and outdoor living. The kitchen is finished to the highest standard, featuring a central island with power sockets & hanging pendant lighting, quartz countertops, integrated appliances including a Hotpoint induction hob, dual fan ovens, Cookology dishwasher, and ample storage space. There is ample designated space for a dining table with hanging pendant lighting above. The sitting area is generously spacious, with great views through fully glazed bi-folding doors opening onto the raised entertaining patio.



**Bedroom 1 with Ensuite:** The main suite includes a luxurious ensuite shower room with a walk-in waterfall shower and LED mirror. A generously proportioned carpeted double bedroom, enjoying epic views across miles of countryside through a wide picture window and built-in wardrobes.

**Bedrooms 2, 3 & 4:** Three further double bedrooms, with bedroom 2 featuring an adjoining dressing room that could easily be converted into an additional ensuite if desired. Bedroom 2 and 3 both include built-in wardrobes.



## Outside

The property is accessed via a private lane through double gates, leading to a spacious driveway with ample parking for multiple vehicles. The drive continues towards the substantial stable block/American barn, equipped with power, water, and lighting. The stable block comprises four stables, tack room and feed store, all meticulously maintained.

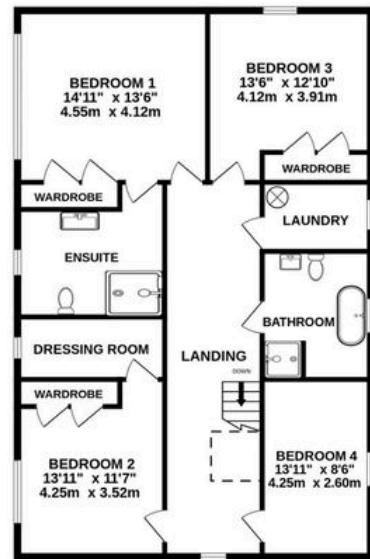
The property's equestrian facilities are truly exceptional, featuring a professionally constructed 60m x 20m arena with a sand and fibre surface, ideal for year-round use. The surrounding paddocks are fully fenced and supplied with water, ensuring your horses' comfort and safety. Additional outbuildings include two mobile field shelters and a timber garage & carport block with power & lighting, housing the UV water filtration system.



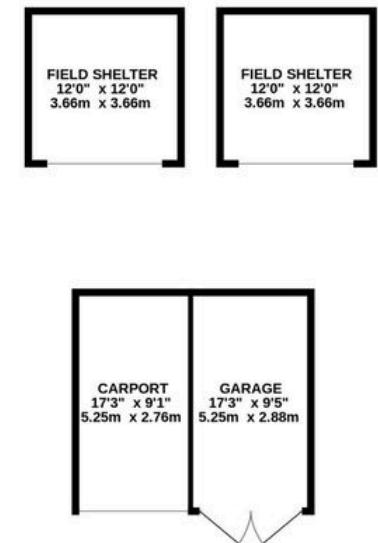
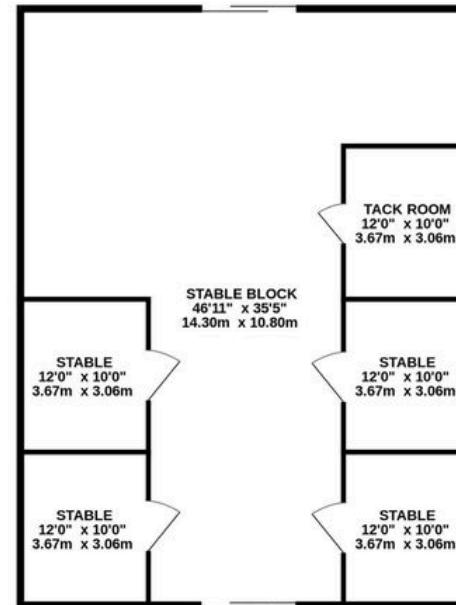
GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA : 4649 sq.ft. (431.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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