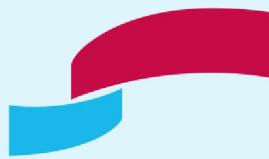




Tresseck Barn Hoarwithy, Hereford, HR2 6QJ

 **Sunderlands**  
Residential Rural Commercial



# Sunderlands

Residential Rural Commercial

## Tresseck Barn Hoarwithy Hereford HR2 6QJ

### Summary of Features

- An impressive detached barn
- Beautiful valley setting in rural South Herefordshire
- Formal gardens & paddock
- Courtyard with 3 detached barns
- Total curtilage – approximately 2 acres

**Price Guide £1,000,000**

An impressive, detached stone barn offering individual accommodation, set in this lovely shallow valley in rural south Herefordshire. Accessed off a quiet country lane, this interesting property was converted about fifteen years ago to a high standard with oak doors, exposed beams, under floor oil fired central heating to the Ground Floor (radiators to the rest), feature oak central staircase with galleried landing over and much more. Wrought iron gates open to a wide parking area with formal lawns whilst to the rear, three substantial detached barns – one historically having planning for a holiday cottage conversion and the remainder offering excellent storage facilities. The land extends to approximately 1.2 acres of pasture and further land can be purchased by separate negotiation. To fully appreciate this beautiful area of the Wye Valley and the many features of this property a closer inspection is recommended.

### Situation

Hoarwithy lies about ten miles south of Hereford in the lower Wye Valley area, well placed for access to the town of Ross on Wye, five miles and also to the A40, M50 giving fast access to south Wales and the Midlands. The nearest shopping would be in Ross on Wye town providing schooling, shops, restaurants and leisure facilities. In Hoarwithy there is a public house, historic Italian church Romanesque and Byzantine style building. There is also some lovely walks around surrounding countryside.

### Accommodation

Accommodation in more detail as follows.

#### Double glazed door

Leads to -

#### Feature Entrance Hallway

With central oak staircase, double glazed oak doors, three panelled oak framed double glazed windows to rear and front along with tiled flooring.

#### Kitchen/Diner

With central oak staircase, double glazed oak doors, three panelled oak framed double glazed windows to rear and front along with tiled flooring.

#### Utility Room

Having work surface, stainless steel sink, plumbing space for washing machine, oil fired Worcester central

heating boiler, cupboards to both eye and base level, double glazed window, fitted airing cupboard housing hot water cylinder and shelving.

#### Cloakroom

Having WC low flush suite, wash hand basin, cloaks cupboard and double glazed window.

#### Living Room

Good sized room with double glazed windows to three aspects, exposed beams.

From the Entrance Hallway, an oak stairway with balustrade leads to the First Floor.

#### First Floor

#### Landing

An impressive galleried landing with exposed beams up to the apex height enjoying good natural light through double glazed windows to the front and rear.

#### Bedroom One

Being 'L' shaped with exposed beams, radiator, fitted wardrobes, double glazed windows and Velux.

#### Bathroom One

Having bath with wash hand basin, separate shower cubicle, double glazed window. WC and radiator.

#### Bedroom Two

Having exposed beams, double glazed windows, radiator and double wardrobe.

#### Bathroom Two

Comprising bath with shower over, wash hand basin, WC low flush suite, double glazed window and radiator.

#### Bedroom Three

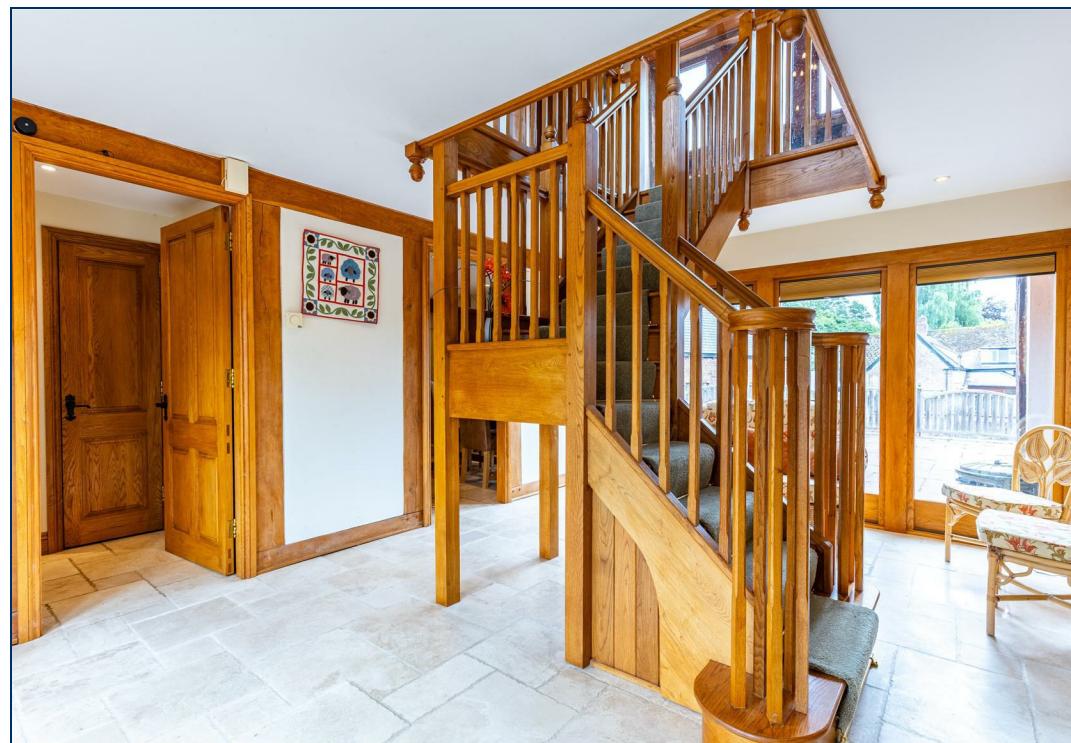
Having fitted wardrobes, double glazed window and radiator.

#### Bedroom Four

Having double glazed window, fitted cupboard.

#### Outside

A splayed brick paved drive with wrought iron railings and automatic gates open to a wide parking/turning area for a number of cars. A further paved area gives way to a formal garden laid to lawn extending to the one side with raised cultivated beds with green house



and shed. The path leads around to the rear to a wide stone terrace and the rear courtyard area and the three substantial stone barns. The courtyard area provides additional parking and has separate access from the lane. The main barn 18x5m constructed of stone under a replaced slate roof and has an internal First Floor, this has historically had planning permission for conversion into a three bedroom holiday accommodation. Adjacent there is a further barn beside the road with double up and over doors being part timbered with replacement slate roof 6.81x8m, having power and light and concrete floor. Further barn 8x5.50m again, of stone with pitched replaced slate roof, concrete floor, power and light.

From the country lane a new five bar gate opens to a good sized paddock which borders a stream and the land extends to about 1.2 acres. Ideal as a pony paddock or hobby farming etc.

It should be noted that further land across the road could be purchased. Please ask the Agent for further details.

#### What3words

//pounces.wink.shelter

#### Services

Mains water, electricity connected to the property, oil fire central heating private drainage.

#### Tenure

Freehold.

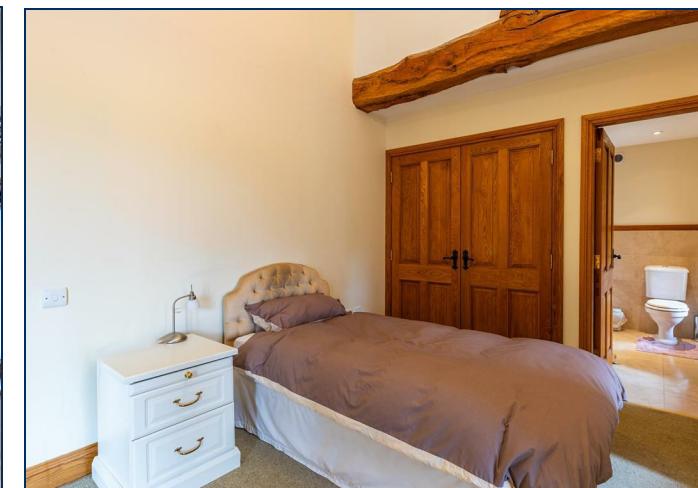
#### Directions

Leave Hereford south initially on the A49 and at the Broadley's crossroads take the left turn onto the Holme Lacy Road and then at the mini roundabout turn right onto the Hoarwithy Road follow the signs to Little Dewchurch. Pass through the village of Little Dewchurch and continue into Hoarwithy and at the pub turn right and then immediately right along a country lane. After about 400m the property can be seen on the right hand side.

From Ross on Wye and the Wilton Roundabout, take the A49 towards Hereford, taking the second right and follow the country lane to Hoarwithy village. Turn left and follow as above.

#### Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.







**Sunderlands**

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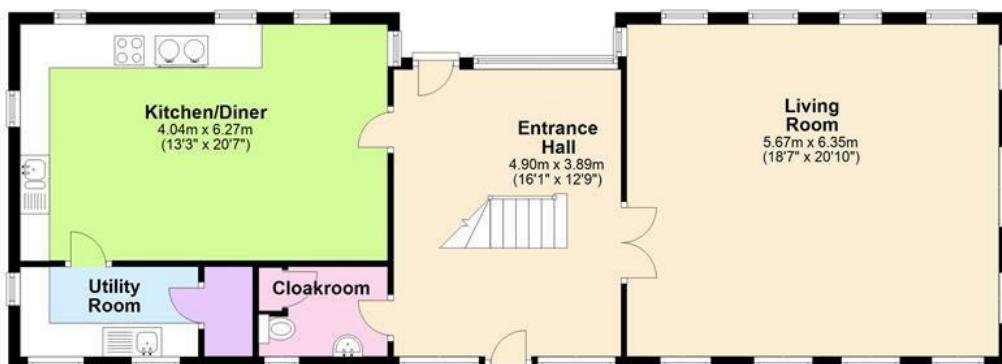
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 **RICS**

 The Property  
Ombudsman

 **NAEA**

**Ground Floor**



**First Floor**



Floor plan produced for identification only. Not to Scale.  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.