



APPLE BARN 2 TOWNSEND BARNS

STRETTON GRANDISON, HEREFORD HR8 2TS

£545,000
FREEHOLD

Apple Barn is an exceptional attached Grade II Listed barn conversion offering spacious and versatile accommodation throughout. Benefitting from a double garage, ample parking and a beautiful south-facing rear garden, the property briefly comprises an entrance hall, newly fitted modern kitchen, cloakroom/utility, and an open-plan lounge/dining area with access to two first-floor en-suite bedrooms. Further features include a rear garden room and a ground-floor third bedroom with mezzanine above.



APPLE BARN 2 TOWNSEND

- Double garage & parking • Grade II listed barn conversion • Three bedrooms (two en-suites) • Beautifully presented throughout • Fantastic south facing rear garden • Must be viewed!



Description

Apple Barn, an exceptional attached Grade II Listed barn conversion which is conveniently located on an exclusive development within the highly favoured village of Stretton Grandison which lies between the Cathedral City of Hereford (9 miles), the Market Town of Ledbury (9 miles) with the M50 motorway link, and the Cathedral City of Worcester (18 miles).

Within Stretton Grandison there is a church and a highly rated nursery school almost next door. Nearby Ashperton has a village hall and primary school, with a Spar shop and filling station at the Newtown Crossroads. Both Hereford and Ledbury have mainline railway stations.

The property which offers spacious and flexible accommodation throughout benefits from a double garage, ample parking, a beautiful south facing rear garden and briefly comprises, entrance hall with access to the newly fitted modern kitchen, downstairs cloakroom/utility, open plan lounge/dining space with access to both first floor bedrooms, both with en-suites, there is a garden room to the rear and a ground floor third bedroom with fantastic mezzanine landing above.

Ground Floor

With entrance door leading into the

Entrance Hall

With tiled floor, central ceiling light with additional wall light, an opening into the kitchen and doors into the dining area and downstairs cloakroom/utility.

Cloakroom/Utility

With low flush w/c, pedestal wash hand basin, fitted wall and base unit with work surface space over, oil central heating boiler and under counter space for washing machine, tiled floor, window and ample space for coat and shoe storage.

Kitchen/Breakfast Room

A newly fitted modern kitchen comprising wall and base units with wooden work surfaces over and tiled splash backs, 1 1/2 bowl sink and drainer unit, integrated appliances to include a fridge/freezer, dishwasher and drinks cooler, there is a freestanding farmhouse electric cooker with extractor over, there are three double glazed windows, a fitted dresser, ample space for a breakfast table and tiled floor.

Lounge Area

With wood flooring continuing through with exposed beams and brickwork, a tiled hearth with oak mantle and space for a decorative electric woodburning stove, there is a staircase leading to the main bedroom, radiator, spotlights and two doors with steps leading down to the garden room and inner hallway.

Dining Area

A large open space perfect for entertaining with solid wood flooring, an array of characterful beams, windows out to the garden room, spotlights, stairs leading up with a useful under stair cupboard and a large opening into the

Garden Room

A perfect space to enjoy the sun facing out onto the rear garden with three doors and windows leading out, there is a tiled floor, two fitted wall lights.

Steps lead down from the lounge area into the

Inner Hall

With wood flooring, double doors and windows to the front, an oak staircase leading to the study/snug area and a door into

Bedroom Three

A spacious ground floor room offering flexible use as a bedroom or additional reception room with tiled flooring, exposed brickwork, feature beams and double doors leading out to the rear patio.

A staircase leads to

Bedroom One with En-suite

A spacious principal bedroom with fitted carpet, four ceiling lights, radiator, double built in wardrobe, two velux windows and door into the

En-suite bathroom comprising a newly fitted white suite with vanity wash hand basin and tiled splash back, low flush w/c, panelled bath with tiled surround and mains fitment shower head over, radiator, velux window, tiled floor and wall lights.

Sitting Room

A mezzanine landing space offering the perfect relaxing area or home office space with fitted carpet, a feature vaulted ceiling with exposed oak beams, radiator, velux windows an array of picture windows.

Bedroom Two with En-suite

A spacious double bedroom with an array of character beams, two velux windows, a double built in wardrobe with further storage space, a radiator, fitted carpet, fitted ceiling lights and door into the

En-suite shower room comprising a walk in shower with panelled surround and mains fitment shower head over, low flush w/c, wash hand basin, radiator and velux window.

Outside

To the front of the property there is a brick paviour driveway providing off road parking with a pathway bordered by plants and shrubbery. There is also access to the oil tank situated opposite the property. There is an additional parking space with access gates leading into the rear garden. There is a fantastic paved patio area perfect for entertaining with a paved pathway leading to the summerhouse and with access to the rear. There is an additional patio area with space for seating. There is a good sized area of lawn with an array of ornamental plants and shrubbery. There is a useful outside storage shed and the garden is enclosed by fencing. The rear access gate leads out to the double garage with two sets of double opening doors with light and power.

Directions

From Hereford proceed towards Worcester on the A4103. Continue to the Newtown Crossroads and turn right towards Gloucester on the A417. The entrance to Townsend Barns will be found on the right-hand side after approximately 1 mile.

Property Services

Mains water & electricity are connected. Private (shared) drainage system. Oil-fired central heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Residential lettings & property management

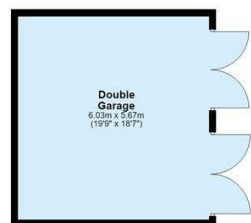
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering

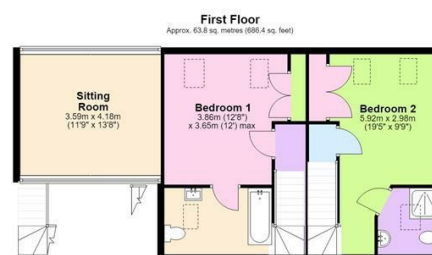
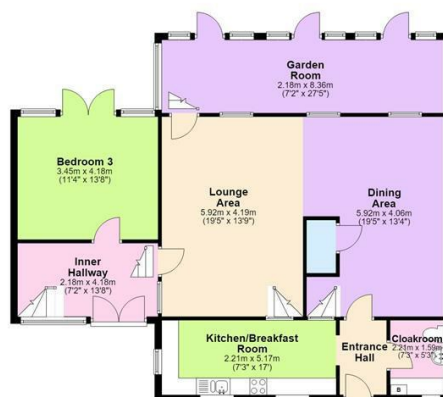
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

APPLE BARN 2 TOWNSEND





Ground Floor
Approx. 112.4 sq. metres (1209.9 sq. feet)
including Double Garage



First Floor
Approx. 63.8 sq. metres (686.4 sq. feet)

Total area: approx. 176.2 sq. metres (1896.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Hereford Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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