



Barn Cottage , Hatfield, Herefordshire HR6 0SF. £530,000

**Barn Cottage
Hatfield
Herefordshire
HR6 0SF**

£530,000

PROPERTY FEATURES

- **Detached Barn Conversion**
- **First Floor Lounge**
- **Garden Room**
- **Separate Dining Room**
- **4 Ground Floor Bedrooms**
- **Large Bath/Shower Room**
- **Separate Cloakroom/W.C.**
- **Parking For Vehicles**
- **Pretty Gardens With Outbuildings**
- **Rural Location**

To view call 01568 616666





A pretty and detached barn conversion cottage situated in a rural position of Hatfield offering oil fired centrally heated living accommodation with exposed timbers and character features to include a reception hall, large first floor lounge, garden room and separate dining room and on the ground floor 4 good size bedrooms, large bath/shower room, separate cloakroom, fitted kitchen with appliances, outside plenty of parking for motor vehicles, a range of half timbered and brick built outbuilding, all in good order and lovely cottage style garden adjoining open fields and farmland, plus a very pleasant garden room to rear.

An internal inspection is recommended of Barn Cottage and viewing is strictly by prior appointment with the selling agents.

Details of Barn Cottage, Hatfield are further described as follows:

The property is a detached barn conversion of stone and weather board elevations under a clay tiled roof. A covered veranda gives access under and through an entrance door into a large reception hall. The reception hall has exposed timber features, exposed stone features, lighting, panelled radiator, with the living accommodation being on the first floor and a staircase rising from the reception hall to a half landing which turns and rises up to a first floor landing.

A door opens into the lounge has some lovely exposed ceiling timbers in a vaulted style, exposed stonework, feature fireplace with exposed brick features, raised hearth and a solid fuel grate inset. There are panelled radiators, roof lights and double opening doors into a raised garden room. The garden room is of oak construction, being double glazed with rural views over open fields, farm land and the afternoon and evening sunshine. A door opens from the garden room onto a balcony with steps down to patio area and also easy access from the balcony to the pretty cottage style gardens, lawn, shrubs, young trees and plants.

A doorway From the lounge opens into the dining room.

The dining room offers more character accommodation having exposed ceiling timbers, Velux roof light, window to side, rural views and 2 panelled radiators. From the first landing, open plan from the landing into the kitchen. The modern fitted kitchen includes an inset one and a half bowl, stainless steel sink unit, an inset 4 ring electric hob and a 2 ring gas hob, via

LPG. There is an integral fan assisted electric oven with grill, microwave, further base units with cupboards and drawers, built-in fridge and a built-in freezer. There is a tall larder units, tiling to splashbacks, window to front and a Velux roof light, exposed timbers and kitchen floor covering.

From the ground floor reception hall a door lead off to the bedrooms.

Bedroom one has exposed stone features, window to rear, panelled radiators and a window to front.

Across one wall the bedroom has a range of built-in cupboards and book shelving.

Bedroom two. (The measurement is taken to the front of a built-in large wardrobe fitment). There is a panelled radiator and a window to rear.

Bedroom three has a window o rear, panelled radiator and a built-in wardrobe.

Bedroom four has a window to front, panelled radiator and a built-in wardrobe fitment

From the reception hall a door opens into the bathroom/shower room.

The bathroom/shower room has an enclosed corner cubical, a large bath with hand grips, built-in wash hand basin and a low flush W.C. There is tiling throughout to the splashbacks and to a window sill with a window to side, ceiling downlighters and a ceramic tiled floor.

To the side of the bathroom/shower room is a separate cloakroom, having an enclosed, low flush W.C, wash hand basin, panelled radiator and a window.

OUTSIDE.

Situated in a rural position and is approached to the front across a splayed driveway giving access across the front of the property and parking for motor vehicles. Barn cottage enjoys outbuildings in an original timber barn with 3 separate workshops having power and lighting. The one workshop has a radiator with the outbuildings forming excellent offices, studios or workshops.

SERVICES.

Mains electricity, mains water and private drainage.

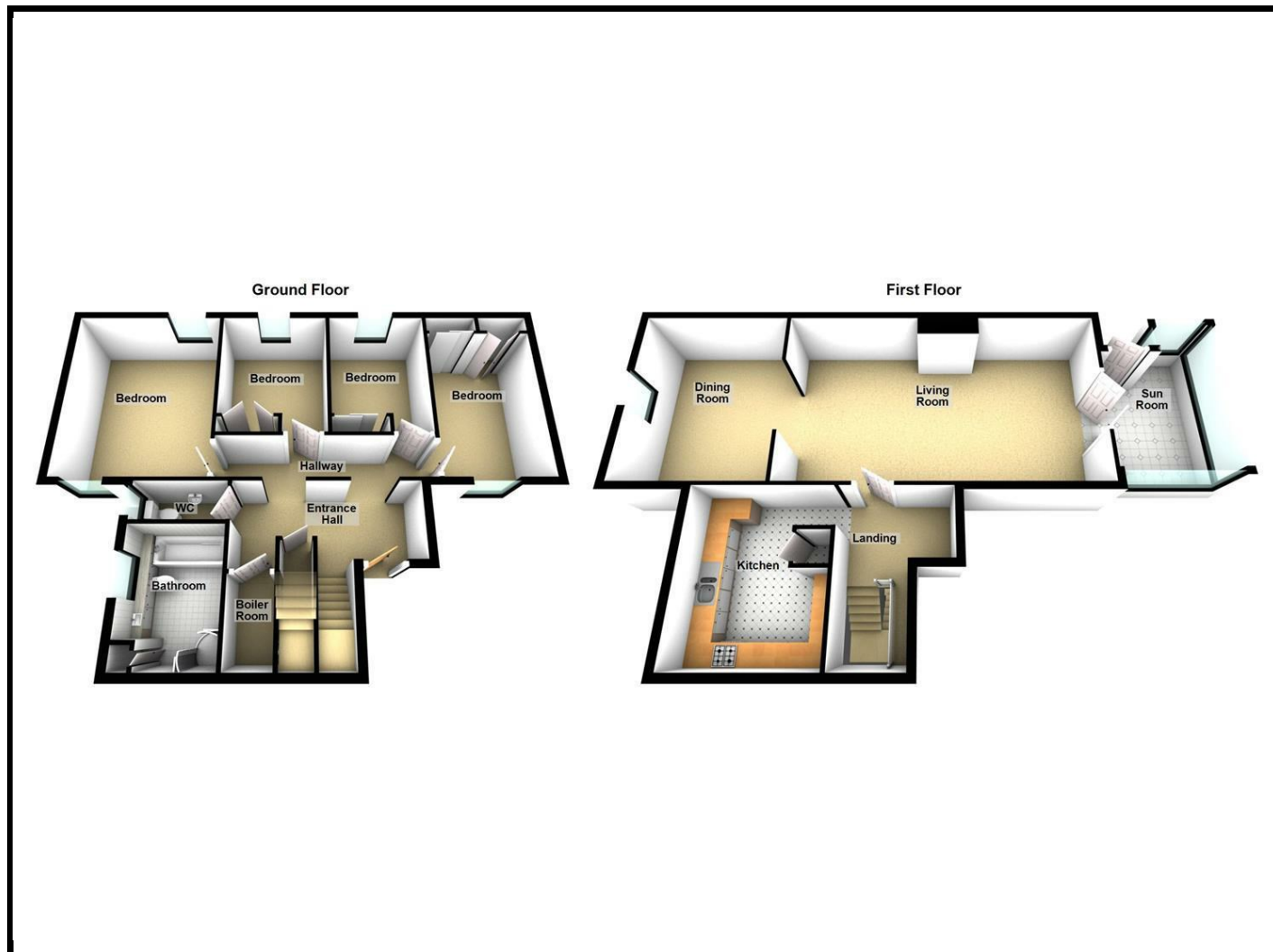
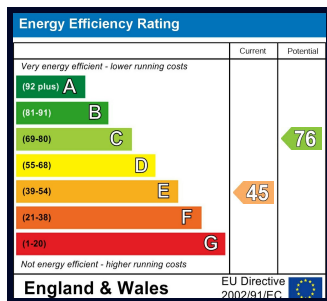


ROOMS AND SIZES

Reception hall	4.42m x 3.35m (14'6" x 11')
Lounge	7.82m x 4.57m (25'8" x 15')
Garden Room	
Dining Room	4.57m x 3.66m (15' x 12')
Kitchen	4.09m x 2.49m (13'5" x 8'2")
Bedroom One	4.47m x 3.58m (14'8" x 11'9")
Bedroom Two	2.62m x 2.79m (8'7" x 9'2")
Bedroom Three	2.74m x 2.44m (9' x 8')
Bedroom Four	3.84m x 2.36m (12'7" x 7'9")
Bath/Shower Room	
Separate Cloakroom/W.C.	
Gardens	
Outbuildings	

PROPERTY INFORMATION

Council Tax Band - F
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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