

SAMUEL WOOD

The Stables Lower Whyle Barns, Pudleston, Leominster, Herefordshire, HR6 0RE

Offers Based On £415,000



The Stables Lower Whyle Barns

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3 1 1 E

- A delightful period and rural barn conversion
- Located well away from main roads
- Cart barn and parking
- A gem not to be missed
- Character features throughout
- High quality finish throughout
- Mature and good sized rear garden

This impressive period character barn conversion boasts lovely high ceilings, timbered features throughout and quality fixtures and fittings, enjoying a courtyard setting in a very rural location surrounded by beautiful North Herefordshire countryside. There is a generous, mature and well thought out garden, useful open fronted cart shed providing covered parking. Accommodation benefits from oil fired heating and briefly includes: Entrance Area open plan to Living Room with Clearview Stove, luxurious Kitchen / Dining Room, rear Hallway, Cloakroom, good sized First Floor Landing serving 3 Bedrooms, 1 having a useful Mezzanine Area and a luxurious Shower Room. A viewing of this delightful home is highly recommended. EPC rating E







The Stables at Lower Whyle Barns sits in a gloriously rural location, well away from main roads and noise and is surrounded by beautiful North Herefordshire countryside whilst facilities can be found in the market towns of Leominster and Tenbury Wells. The Cathedral City of Hereford lies around half an hours drive from the property.

Upper glazed door opens into

Entrance Area

open plan to

Living Room 20'7" x 16'9" (6.28m x 5.11m)

having windows to front and rear elevations, lovely high ceilings, ceiling beams, further wall timbering, oak engineered floor, feature fireplace with wooden surround and a Clearview multi-fuel stove fitted and good sized understairs storage cupboard having space and plumbing for washing machine

Kitchen / Dining Room 16'9" x 11'6" (5.12m x 3.53m)

having dual aspect with large windows to both front and rear elevations, ample room for large table and chairs and attractive tiled flooring. The kitchen is fitted with a range of bespoke oak units to include base cupboards, wall cupboards, drawers and display cupboards with quartz work surface and tiled splash backs. Included in the sale is the dual fuel range cooker (hob on bottled gas), extractor positioned above, integrated Bosch dishwasher, Bosch fridge and freezer. Heavily timbered ceiling







Rear Hallway
having stable door to the attractive rear garden with a lovely view to the field beyond and timbered ceiling

Cloakroom
having a suite in white of wc and wash hand basin, tiled floor, timbered ceiling and Worcester oil fired boiler is housed in here and heats domestic hot water and radiators

Period Staircase to First Floor Landing having
exposed timbered features, trusses and window to rear elevation with this lovely view

Bedroom 1 12'7" x 11'5" (3.86m x 3.50m)
with lovely high ceiling, exposed ceiling beam, warm timbering, brickwork, leaded window to front elevation

Bedroom 3 12'10" x 8'10" (3.92m x 2.70m)
having leaded window to front elevation, exposed timbered features, wardrobe cupboard with hanging rail and shelf and access to roof space with drop down ladder

Shower Room 12'7" x 6'6" (3.85m x 2.00m)
having window to rear elevation, full of character with wall timbering, exposed brickwork, extensively tiled wall and floors, luxurious suite in white of wc with its cistern inset to work surface, wash hand basin with a selection of vanity cupboards and a granite work surface and good sized shower cubicle and multi-shower fitted

Bedroom 2 18'9" x 9'8" (5.73m x 2.96m)
having dual aspect with leaded window to frontage and window to rear with this fine view. The room is currently set up as a study with an excellent range of oak cupboards, bookshelves and workspace, further timbered features and staircase rises to useful Mezzanine (2.90m x 2.88m) which provides a sleeping space, full of character with timbered trusses which provide excellent storage for books or similar

Outside:
The property sits in a lovely rural location and is accessed onto a gravelled courtyard setting at the frontage and there are open bayed Cart Barns, one of which belongs to the property and provides covered parking or storage. Additional parking is available in the courtyard. The rear garden with the property is a lovely space with a flagstone terrace at the back of the accommodation and provides excellent outside dining / barbeque space. There are then stone edged borders which are full of plants, trees and shrubs and archway with climbing plants then leads onto the lawned garden with well established and deep borders to either side. The oil tank is housed here together with a potting shed and greenhouse. There is a selection of fruits to include: apple, plum, blackcurrant, raspberry and gooseberry. The boundaries are beech hedging, there are 2 large silver birch trees at the top of the garden. In this section there is a fence looking over a field and beautiful views of the Herefordshire countryside thereon and a rear access.



Services:
Mains electricity, mains water, shared private drainage system, oil fired heating (boiler replaced in January 26 with a 7 year warranty) with the benefit of a Clearview multi-fuel stove. Windows are a mixture of double and single glazed, all wooden frames. Broadband with fibre to the property up to 1000 Mbps. Flood risk – very low. Mobile phone signal extremely poor on most networks, the current vendors get signal via wifi calling.

Agents note:
There is a service charge of £300 per annum to include the maintenance of the shared drainage and facilities

Local Authority:
Herefordshire Council, tax band – D

Viewings
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at ludlow@samuelwood.co.uk or visit our web site at www.samuelwood.co.uk

For out of office enquiries please phone Andrew Cadwallader on 07974 015764

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



Directions

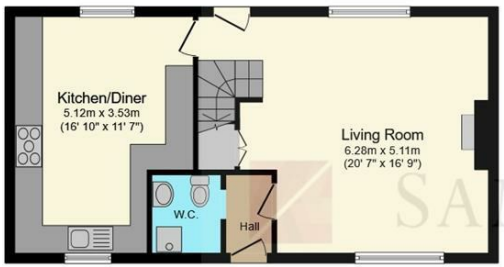
From the market town of Leominster proceed north on the A49 turning right onto the A4112 Tenbury Road, follow this road for 5 miles coming into the village of Leysters where you will see a small cross roads, turn right here opposite the turn for Middleton on the Hill with a small sign pointing towards the Church. Follow this lane for around 400m taking the first turning on your righthand side signposted 'Gated Road'. Follow this for around 1.7 miles turning right signposted Whyle and then after around 300 yards right again into the barn complex. What3words: singer/ships/sundial Please do not rely on satnav, use our directions or What3words







Floor Plans



Ground Floor
Floor area 52.4 m² (564 sq.ft.)



First Floor
Floor area 52.4 m² (564 sq.ft.)



Mezzanine
Floor area 8.5 m² (92 sq.ft.)

TOTAL: 113.4 m² (1,220 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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