

# MALTHOUSE

£350,000



“A beautiful barn in a pretty setting”

Bleathwood, Herefordshire

Malthouse sits within the idyllic courtyard of character properties of Bleathwood Manor Court, this collection of attractive homes is accessed via a grand brick archway and offers a tempting glimpse of the Grade II Listed curtilage as you make your approach.

- Character throughout
- Rural location
- Garage
- Conservatory
- Low-maintenance garden
- 3 bedrooms



The pretty period features and original materials are obvious as the cottage welcomes you through the front door. Here, the reception hallway leads to off to a generous downstairs cloakroom to one side and a spacious sitting-dining room to the other. A feature fireplace takes centre-stage in this light an airy room: with good ceiling height and a number of south-facing windows bringing in plenty of natural light and giving a view out to the courtyard and your own pretty cottage-style front garden. Off the sitting room, a door leads to the rear conservatory: another light room, with a door accessing the rear courtyard garden space.

The kitchen sits to the rear of the property and is neatly presented with plenty of units offering storage as well as plenty of counter worktop space with windows looking out to the rear garden. Again, the original timbers of the building are evident, making this a room that is full of charm.

Upstairs there is even more of the traditional timbers on show; here the landing leads to a beautifully presented family bathroom, three bedrooms and a useful airing cupboard. The master bedroom is a good size, has views to the rear and leads off to a large en suite shower room. Both rear bedrooms have lovely outlook with views towards Cleve Hill.

**Outside:** before entering the complex, there is additional parking to the left hand side of the entrance arch with further parking once you are in the courtyard. There is a sweet cottage-style garden to the front of the property as well as communal use of a pretty pergola in the courtyard known as the "summerhouse". The low-maintenance rear garden wraps around the conservatory and is a great space for evening drinks or a barbeque; this space also has a separate access for convenience. A separate garage with good access lies across the courtyard complex.

**Area:** Bleathwood sits in a quiet area of countryside and is a perfect spot for lovers of the great outdoors, with lovely rural walks on your doorstep. The area is conveniently located for amenities too, with the market towns of Tenbury Wells and Ludlow just 8min and 12min drives, respectively.

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