

THE STABLES

£395,000



“Brimming with original features and space”

Hampton Charles, Worcestershire

This barn conversion has been well designed, giving a noticeable feeling of space and allowing plenty of natural light to pervade the interconnecting rooms and spaces. The vendor has done much to retain and restore original features throughout the property including exposed stone walls and timbers.

- Beautifully restored features
- 3 bedrooms
- Garden
- Rural location
- Impressive kitchen/ dining room



The Stables sits at the front of the Birches Farm complex, next to the farmhouse; a paved pathway leads you up to the front door of this attractive stone barn. On entering the barn you are greeted with a generous reception hall with a useful under-stairs cupboard and convenient downstairs cloakroom. The barn's contemporary feel continues into the large sitting room, which is light and airy with tri-fold doors opening to the outside. The kitchen/ dining room with a stunning exposed stone wall and impressive, vaulted ceiling provides a fabulous living and entertaining space. This room also has trifold doors which open out to the rear garden.

The kitchen comprises a range of contemporary units and fitted appliances such as dishwasher, fridge, freezer, integrated oven, microwave and hob. Off the kitchen you will find a useful utility room. The upstairs landing provides additional storage, three good size bedrooms and a family bathroom: which is beautifully presented with a corner shower and separate bath.

Outside: There is a pretty paved seating area to the rear of the property with steps leading up to a further garden which has all been neatly fenced off to provide privacy and views.

Area: A pretty area in the heart of open countryside with walks on your doorstep and a nearby nature reserve, Hampton Charles is conveniently located to both Leominster and Bromyard and their respective services, including supermarkets, rail stations, bus stations, restaurants, cafes and medical services. Hampton Charles also lies close to the well-known Docklow Fishing Pools and its on-site public house. For those with gastronomic interests: the fantastic, Michelin-starred Penson's restaurant is nearby, just a few minutes' car journey.

Directions: Travelling on the A44 from Leominster to Bromyard take the left turn at Grendon Green, signed for Hampton Charles. Continue along this road taking a right at the slightly staggered cross-roads. Continue along this road for around 1km and the property will be located on your left hand side.

EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.

