

ROBIN'S NEST

£295,000



“A beautifully restored little barn”

Hampton Charles, Worcestershire

Robin's Nest is nestled in the corner of the Birches courtyard with its pretty façade of exposed stone - the sympathetic restoration of this characterful building fully celebrates its features whilst cleverly updating it for use as a comfortable home.

- Beautifully restored features
- 2 bedrooms
- Garden
- Rural location
- Outside terrace
- Useful outbuilding



A welcoming reception hall with wooden staircase, useful under-stair storage cupboard and separate WC leads off to the sitting room. Full of natural light, this good-sized reception room leads off to the outside terrace area via a wooden door. The kitchen/ breakfast room is beautifully equipped with a stylish kitchen and appliances; plus a set of double doors open out on to the terrace, providing an easy route for an al fresco breakfast or dinner.

Upstairs, the landing is full of character with exposed roof trusses. Two generous bedrooms continue to show off the barn's original features with more exposed timberwork and impressive room height. A stunning family bathroom with a separate walk-in shower completes the upstairs.

Outside: The rear garden has a full-width paved terrace, a beautiful spot to enjoy drinks or entertain. Steps lead up the rear garden with the added bonus of an original bricked piggery which could be styled into a great hobby room or home office.

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.

