

BRICK HOUSE BARN

£500,000



“A unique and stylish home in a converted barn”

Brierley, Herefordshire

Brick House Barn, located in a small cluster of houses in the hamlet of Brierley, is a unique and stylish home with outstanding accommodation housed in a converted characterful barn.

- Outstanding accommodation
- Versatile layout
- Stylish kitchen
- 4 bedrooms
- Double carport
- Convenient to town



The property's versatile layout works perfectly for a modern lifestyle, allowing you to feel connected and yet with separate zones throughout the home.. A spacious reception hall with high ceilings creates a sense of scale; the property flows easily into a cosy dining area and through to an open-plan living area, with wood burner and feature fireplace. This area, in turn, leads leads to the stylish, recently-fitted kitchen. The hallway also leads off to a light study (currently used as a cinema room) with double doors leading to an outdoor seating area. Adjacent to the study lies a substantial master bedroom with large en suite. A further double bedroom with en suite completes the downstairs accommodation.

The first thing that greets you on the first floor landing is a fantastic additional seating area, demonstrating a great use of the bonus space. To one side of the landing is another large double bedroom with a further, fourth bedroom situated on the other side of the landing. A convenient shower room lies between the two upstairs bedrooms.

Outside: A gravelled drive leads you around the property to the rear where you find a wooden double carport with internal locked storage. The outside has a cottage garden style with planted borders, paths and a manageable lawn. There is plenty of space for outdoor seating options to enjoy sunny afternoons and evenings.

Area: The property is within just a few minutes drive of Leominster town centre and all the services and amenities that this market town provides, such as train station, cafes, restaurants, supermarkets, public houses and famed antiques shops. If you are a lover of the great outdoors then country walks are right on your doorstep as the property is surrounded by open countryside.

Directions: Directions: Turn off the B4361 "Old Hereford" road, signed for Brierley. After approx 450m you pass a couple of properties, the road now bends to the right – in front of you will be a track with a 5mph sign – continue along this a few metres and Brick House Barn will be straight ahead of you.

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.

