

THE BARN

£600,000



“A barn conversion with style and charm”

Edwyn Ralph, Herefordshire

Set in rural Herefordshire, down a small lane and tucked behind a cluster of roadside properties, this recently renovated Dutch barn enjoys a south-facing outlook with a great garden and far reaching views across the adjacent countryside.

- Fully renovated Dutch barn
- 3/ 4 bedrooms
- Style and character throughout
- Ample parking
- Generous, south-facing garden
- Separate utility room/ garden room with WC
- Far-reaching views
- No onward chain



The lovely renovation embraces the best of both worlds in that it benefits from modern finishes and conveniences, such as underfloor heating, new electric boiler and high performance glazing, yet nods to the building's past, with exposed oak timbers and brickwork.

The entrance hallway leads into the centrepiece of the property: the stunning main reception room. This impressive space displays exposed ceiling timbers, a brick feature fireplace and stunning views across the garden to the countryside beyond. Move through to the kitchen area which features sleek, modern counter and wall units as well as fitted appliances in addition to attractive pendulum lighting above the breakfast bar. A set of bi-fold doors open out to the decking area which adjoins the rear of the property.

Back in the hallway, a door to the left leads through to one of the downstairs bedrooms: an airy double room which has access to a generous Jack and Jill shower room. A further double bedroom sits on the other side of the shower room. Of course, either of these rooms could be otherwise utilised as an additional reception room, such as a dedicated dining room. A useful, large storage cupboard and additional cloakroom with WC completes the downstairs.

There is also a separated, utility room/ laundry/ /boot room with separate WC and shower, attached to the barn - this room is accessed via a set of glass doors and is part-attached to the neighbouring property.

On the first floor, the stairs open out to a large, airy space which could be used as a home office, craft room, workout space or bedroom. Continue through to the master bedroom, with its picture-window overlooking the neighbouring fields. This room enjoys a stylish ensuite with a large, walk-in shower and stand alone bath tub.

Outside: The long driveway offers plenty of parking and is flanked by ornamental trees. The main garden sits at the rear of the property: this generous, south-facing space enjoys long-reaching views across the Herefordshire countryside. There is an elevated, decked outdoor seating area directly to the rear of the barn - a smashing space to enjoy summer barbecues or evening drinks in the sunshine.





Area: Edwyn Ralph is a small village in Herefordshire with a church and also home to the interesting Ralph Court Gardens. The village is within easy reach of the town of Bromyard, which has all the local shops and amenities you would expect. Edwyn Ralph is also close to the beauty spots of Bringsty Common and Bromyard Downs as well as the National Trust property, Brockhampton Estate.

At a glance:

Bedrooms:	3/4
Tenure:	Freehold
Council Tax Band*:	TBC
Heating:	Underfloor; electric boiler
Services:	Mains electric, water; private drainage.
Service charges:	Nil
Notes:	All floor coverings can be specified by buyer and laid before completion with deposit.
Covenants:	Access to neighbouring property over driveway.
Broadband:	Available in the area.**

* correct as of instruction date | Source: BT



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.