

# CORNERS

£450,000



“A character barn on a prestigious site”

Middleton on the Hill, Herefordshire

This pretty, stone-fronted barn is situated on the edge of the prestigious Nurton Court complex in Middleton on the Hill. The property's corner plot is afforded its own secluded driveway with one other neighbour and the private rear garden backs on to superb, open views across the Herefordshire countryside.

- Character throughout
- Garage
- Parking
- Great position
- Views to rear
- Mature, spacious development





The barn has a traditional layout with three principal rooms on the ground floor. The separate sitting room has good, square proportions and is flooded with light, benefitting from windows on two aspects. A brick fireplace and feature wood burning stove provide character and a cosy atmosphere.

The spacious dining room sits to the other side of the property and would be perfect to host the whole family for dinners and get-togethers. From here, an attractive timber staircase leads to the first floor.

The traditional style kitchen/ breakfast room provides that space we all long for: a homely retreat to enjoy a cup of coffee at your kitchen table after a long morning in the garden or after an invigorating countryside walk. There is plenty of storage in the various cabinets, a countertop hob with attractive feature extractor and a waist-height oven.

The kitchen accesses a separate utility room as well as the ground floor shower room. A further hallway lies to the other side of the kitchen with doors to both the side and rear of the property and provides a useful space to hang coats and kick off your muddy boots. A pretty stable door opens out to the rear garden.

Upstairs, there are three bedrooms: a master, with an en suite shower room, and two further bedrooms: all with exposed, character timber trusses. A bright, central family bathroom completes the upstairs accommodation.

**Outside:** A set of steps leads up the property's side entrance and gives a glimpse of the garden over a pretty wooden gate. A patio area sits directly to the rear of the barn and backs on to the rest of the garden, which is level and laid to lawn with mature borders on both sides, filled with flowers and shrubs. A paved path leads to the back of the garden, which is fenced with timber rails and has an access gate; from here the garden takes in lovely countryside views across open fields. The rear of the plot has a separate driveway, leading to a garage with side doorway. Additional parking sits to the side of the property.







**Directions:** Travelling north from Leominster on the A49, take a right turn before Ashton, signed for Middleton on the Hill. Continue along this road for approx 1 mile and take a left at the crossroads. Continue for approx one further mile and take a left turn at a wide junction. Head up the lane, crossing a small bridge where you will eventually reach Nurton Court. Corners sits on your right hand side, as you enter the complex.

**At a glance:**

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Oil; radiators.
EPC Rating:	F (possible to lower to an E with TRVs on all radiators**)
Service charges:	£60pcm for upkeep of driveway, verges and sewerage system
Covenants:	Right of access over driveway for neighbour Right of access for maintenance of neighbouring property's window
Broadband:	Yes
Notes:	Curtlidge of Nurton Court in which the property sits is Grade II Listed.

\* correct as of instruction date  
\*\* seek professional advice if sale dependent on this point



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.