



BARN 1

WYE VALLEY BARN,
BROAD OAK, HR2 8FS

Guide price: £750,000

Patchwork fields, handsome hillsides and rolling farmland encircle this five-bedroom converted barn.

The semi-detached country home boasts a high-end German kitchen, a light-streamed open-plan living arrangement and picture-perfect Roca bathrooms.

- Four first-floor bedrooms, two with en-suite facilities
- Ground-floor bedroom/study/snug
- Open-plan living arrangement
- Modern kitchen with integrated appliances and walk-in larder
- Family bathroom
- Ground-floor shower room
- Utility room
- Reception hall
- Driveway and EV charge point
- Enclosed wrap-around garden

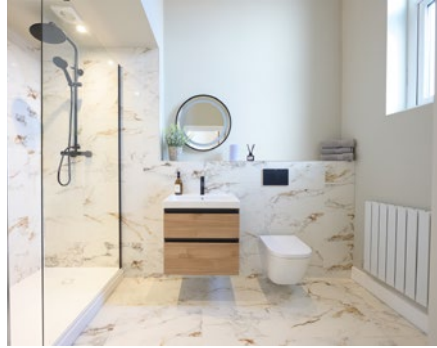
Location

The small village of Broad Oak is tucked away in a peaceful corner of south Herefordshire. The neighbouring village of Garway, two miles away, offers an assortment of quality local amenities including a welcoming country pub - The Garway Moon Inn, which dates back to the 18th century and overlooks the Garway Common; a pretty recreation area. The village also includes a primary school, which is rated as 'Good' by Ofsted. The nearby summit of Garway Hill is a popular walking destination within Herefordshire as the peak offers far-reaching panoramic views of rugged landscapes.









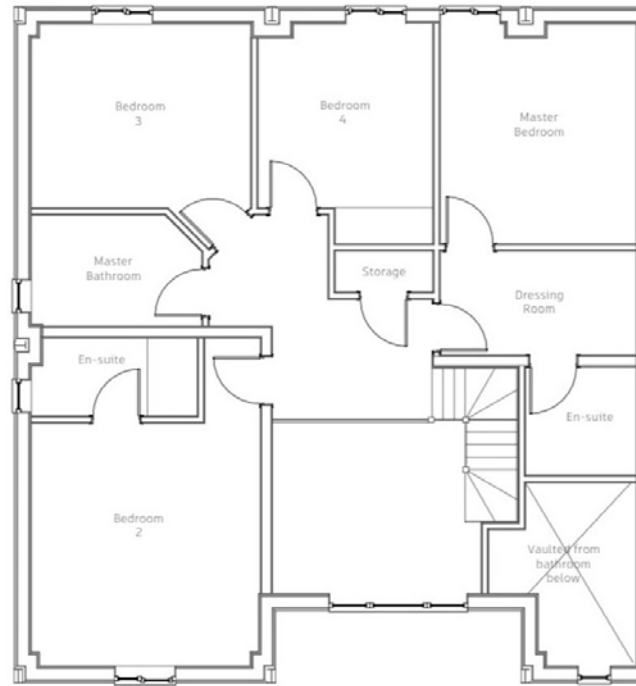
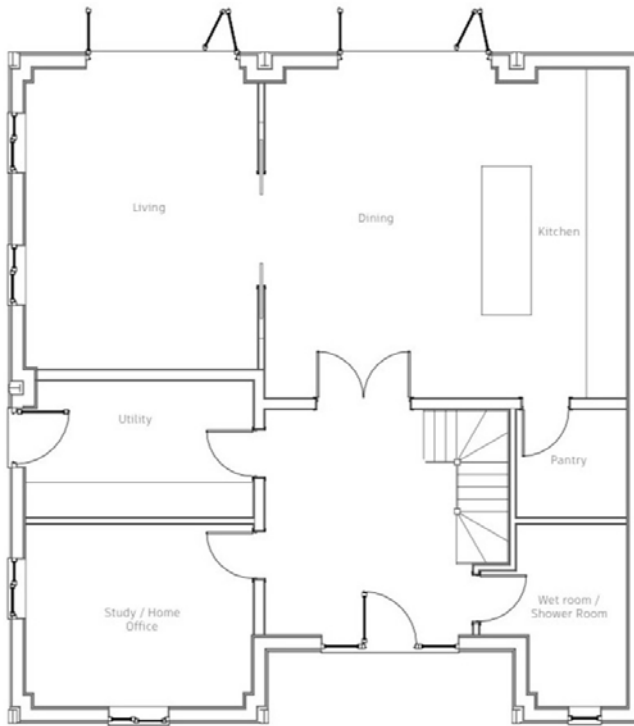
The main entrance leads into a spacious reception hall, which sets a splendid scene for the stylish residence. Plenty of light cascades into the expanse and a spectacular modern chandelier presents a grand focal point. An engineered oak floor flows through into the open-plan living space, the heart of the home. This dual-aspect area includes two sets of aluminium bi-fold doors which lead out to the garden and exhibit the glorious rural surroundings, with Garway Hill and The Skirrid taking centre stage. In terms of practicalities, the high-end German kitchen includes a range of base-and-wall mounted charcoal grey units with highly resistant veined Dekton worktops and fully integrated Neff appliances. The separate utility room includes a door to the driveway, space and plumbing for both a washing machine and tumble dryer, an additional sink, and the recently fitted Worcester boiler*.

The ground floor also includes a beautifully bright dual-aspect room which could serve as either a snug, a study or a fifth bedroom which could offer convenient accommodation to a less mobile family member, particularly as there is an attractive shower room opposite.

An oak staircase with glass balustrade leads to a galleried landing which enjoys an elevated view over the surrounding countryside and across to May Hill. On this level of the home, there are two contenders for the master bedroom. The first includes a characterful pitched ceiling and a chic en-suite shower room. The second option for the master bedroom also offers an en-suite shower room. There is also a room with a vaulted ceiling which sits between the bedroom and the en-suite shower room, which may be suited as a dressing room, library or private sitting room. Of the other two bedrooms, both include pitched ceilings and elevated views towards Garway Hill and The Skirrid. These are served by the family bathroom which includes a bath with a dual-headed shower, a countertop basin, a WC, an illuminated mirror and a heated towel rail.







General Services

Mains water and electricity. Fibre broadband to the premises. Private treatment plant. LPG central heating.

Local Authority

Herefordshire Council. Band TBC.

Tenure

Freehold

Directions

From Ross-on-Wye, take the A49 and head towards Hereford - stay on this road for around two-and-a-half miles, then after the Red Lion at Peterstow, take the left-hand turning onto the B4521 towards Abergavenny.

Keep on this road, and continue over two sets of crossroads, one at St Owen's Cross and one over the A466. Then, just after Broad Oak Garage turn left, stay on this road for around 300m then turn left towards Caldicott Farm. On this track, take the first left-hand turn towards The barns.

What3Words: profiled.stutter.fruits

- Momouth 6 miles • Ross-on-Wye 9 miles •
- Hereford 13 miles • Abergavenny 14 miles •
- Newport 30 miles • Bristol 39 miles •
- (All distances are approximate)



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Important Notice

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