



Blithe House, Brierley, Leominster

*Nock
Deighton*

**Blithe House, Brierley
Leominster, HR6 0NU**



A luxurious beautifully appointed four bedroom detached barn conversion in an exclusive small complex in the centre of the tiny hamlet of Brierley, which is surrounded by stunning Herefordshire countryside.

- Top quality specifications
- Bright spacious accommodation
- Fabulous kitchen/dining/family room
- Three reception rooms
- Four en-suite facilities
- Oil central heating and double glazing
- Attractive gardens
- Plenty of parking

Blithe House is one of six barn conversions which was completed just over ten years ago and occupies a corner position. It successfully combines the character of a barn conversion with all modern amenities and a somewhat contemporary style of living. Special features include: oak floors, mostly oak internal doors and a splendid oak built staircase.



The spacious reception hall is a particularly imposing area with a ceiling which rises into the apex of the roof, an oak floor and an oak staircase. There is a well proportioned main sitting room which has two windows to the front and one to the side. The second living room has an oak floor and is particularly light having two windows and skylights which allow in plenty of natural sunlight. This room also has a log burning stove. The stunning kitchen is also a very special feature. It has ample good quality base and wall units with granite worktops and a centre island with a granite worktop. Built-in appliances include: two electric ovens, a five plate gas hob with extractor above, an integral dishwasher, a built-in microwave and an American-style fridge/freezer which is connected to the mains water system and also has a built-in ice dispenser. In the utility room there is space and plumbing for an automatic washing machine and tumble dryer. There is a separate study with an oak floor. The ground floor double bedroom has windows to two elevations allowing in plenty of light and there is an en-suite shower room with wash basin and WC.



The wide oak stairs rise up to the spacious first floor landing. The splendid master bedroom has built-in wardrobes, a linen cupboard and from the window there are beautiful views out across to the countryside and woodland beyond. The en-suite bathroom has a Jacuzzi bath, a separate shower, WC and wash basin. The second bedroom, also double in size, has built-in wardrobes and an en-suite bathroom with bath, WC and wash hand basin. Bedroom three, a twin room, also has an en-suite shower with WC and wash hand basin.

Outside, the gardens are predominantly lawned and fenced all around. There are various flowerbeds containing a variety of shrubs and plants and there is also a duck pond in an enclosed area. Bordering the garden is open farmland and there are some lovely views of the surrounding countryside and woodland in the distance. There is also a useful detached brick building with electricity - ideal as a workshop.

Services: Mains water, electricity and private septic tank drainage. Oil central heating. Council Tax Band G.

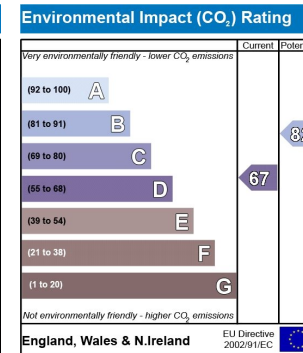
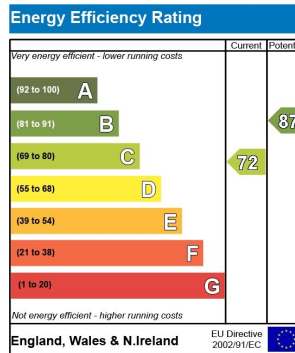
Tenure: Freehold

NB: The vendor is related to an employee in Nock Deighton's Ludlow Office.



Directions

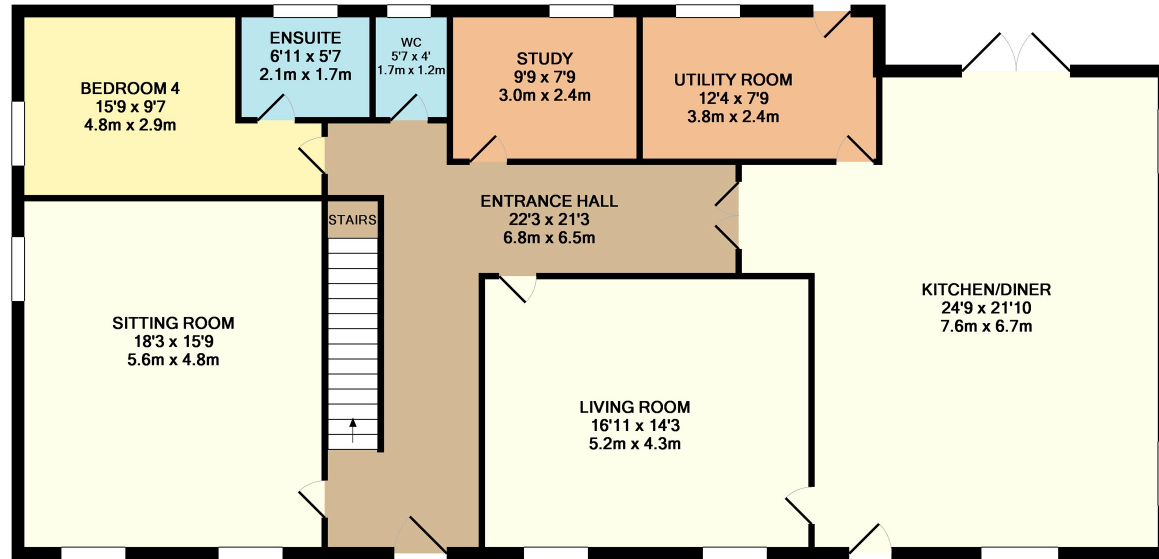
Travel along the A49 towards Leominster and at the BP petrol station turn left. At the next roundabout take the third exit signposted Industrial Estate. At a mini roundabout go straight over and continue to the T-junction at the top. Turn left signposted Hereford, passing the cemetery on the left and after about half a mile turn right signposted Brierley. Enter the hamlet, proceed round two bends, past a farmyard on your right and then turn left onto a tarmac drive for Brierley Court Barns. Blithe House is at the top on the left hand side.



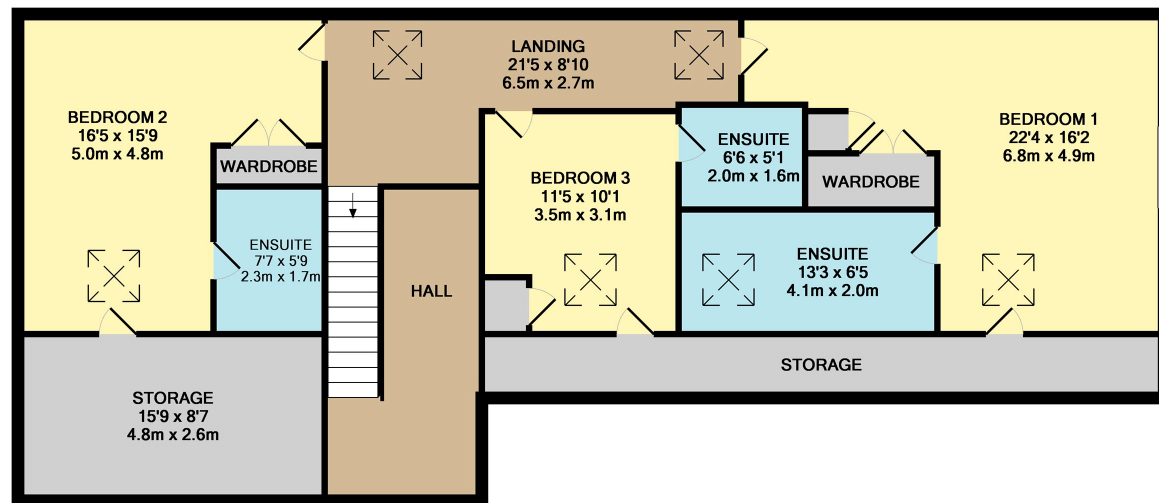
12 Bullring, Ludlow SY8 1AD. Tel: 01584 87 55 55

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www.nockdeighton.co.uk



GROUND FLOOR
 APPROX. FLOOR
 AREA 1594 SQ.FT.
 (148.1 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1286 SQ.FT.
 (119.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2881 SQ.FT. (267.6 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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