

COBB
AMOS



Woodview Barn, Poplands Lane, Risbury, Leominster, HR6 0NN

Price
£500,000

A superb five bedroom, two ensuite detached barn conversion in a sought after rural location with countryside views, large garden and two storey dutch barn. The property has been completed to a high standard and boasts quality fittings and solid oak floors and doors throughout. There is also additional land available via separate negotiation. The property is SOLD WITH NO ONWARD CHAIN.



Introduction

Situated in a lovely rural spot in the sought after village of Risbury with fantastic countryside surroundings and open views is this detached barn conversion which offers light and spacious living accommodation and has been finished to a high standard throughout. The property boasts quality fixtures and fittings, two storey dutch barn and large easily maintained gardens. There is also additional land available via separate negotiation and the property is SOLD WITH NO ONWARD CHAIN. Viewing is highly advised to appreciate the quality of accommodation on offer.

Property description

The property is primarily entered through a fully glazed door into the impressive living room which has a large feature exposed stone fireplace with wooden lintel, exposed ceiling beams, oak flooring and a range of full height windows which flood the room with light and fully appreciate the open countryside views. The kitchen is fitted with a comprehensive range of cream fronted country style units, integral dishwasher, fridge, oven and hob, tiled floor and a window to the front enjoying a countryside view. Steps lead up to an entrance hall with door to the side, the cloakroom and utility which has plumbing for washing machine, space for additional appliances and a sink unit. The dining hall is large room with two windows to the rear, oak flooring, a striking exposed oak staircase and provides access to the ground floor bedroom 5 which is a large single sized room with dual aspect windows and the benefit of an ensuite shower room.

To the first floor are 4 bedrooms and the main bathroom which is fitted with a luxurious five piece white suite to include a large shower and a free-standing roll top bath. Bedroom 1 is a large double room with dual aspect windows which enjoy beautiful countryside views, fitted wardrobe and the benefit of an ensuite shower room. Bedroom 2 is good size double room with a full range of full height windows which fully showcase the outstanding countryside views, bedroom 3 is a good size double room with dual aspect windows, a Juliette balcony overlooking the garden. Bedroom 4 is a single room with a Velux rooflight, large storage cupboards and would make an ideal office or hobby room.

Dutch Barn

There is a two storey Dutch barn which provides a carport and garage with large workshop space above. Light, power, water and sewerage have been connected, the barn is also fully insulated throughout and enjoys the rural views. The barn could be converted to provide additional accommodation (STP).

Gardens and parking

The property is approached through double wooden gates and a gravelled driveway provides ample off road parking and turning facilities and access to the Dutch Barn and the main house. The large garden is primarily laid to lawn and is fully enclosed by non-obtrusive fencing in order for the magnificent views to be fully appreciated.

There is additional land available via separate negotiation.

Services

Mains water and electricity. Private drainage. Oil heating and underfloor heating.

A new external oil fired heating boiler has been installed.

Council Tax Band F.

Location

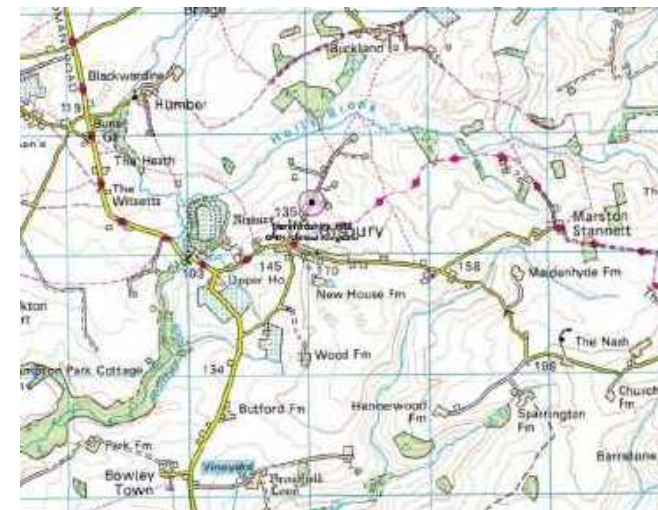
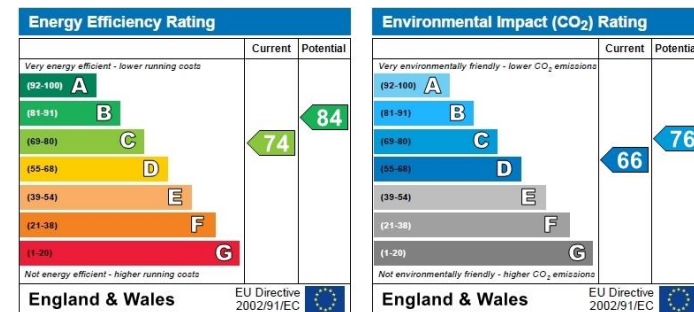
The popular rural village of Risbury is situated just five miles from the market town of Leominster. This is a popular market town and boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities.

Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Directions

Proceed from Leominster on the A44 towards "Bromyard/Worcester". Take the second right hand turn signposted "Stoke Prior, Humber, Risbury", follow the road for approximately 2 miles and turn left signposted "Risbury, Pencombe". Upon entering the village take the first left hand turn and follow the road for approximately ¼ of a mile where the property can be found on the left hand side.

Energy Performance Graphs



THE PROPERTY MISDESCRIPTIONS ACT 1991 We endeavour to ensure that the details contained in our brochure are correct through making detailed enquiries of the owner but they are not guaranteed. The agents have not tested any appliance, equipment, fixture, fitting or service and have not seen the title deeds to confirm tenure. All measurements are quoted to the nearest 1/10 metre. All liability in negligence of otherwise for any loss arising from the use of these particulars is hereby excluded.

MONEY LAUNDERING REGULATIONS Require prospective purchasers to produce two original ID documents prior to any offer being accepted by the owners.



Floor plans - not to scale



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Leominster
HR6 0NN

Summary

- Detached barn conversion
- 5 bedrooms, 2 ensuites
- Garage, carport, workshop
- Large garden, ample parking
- Far reaching rural views
- NO ONWARD CHAIN

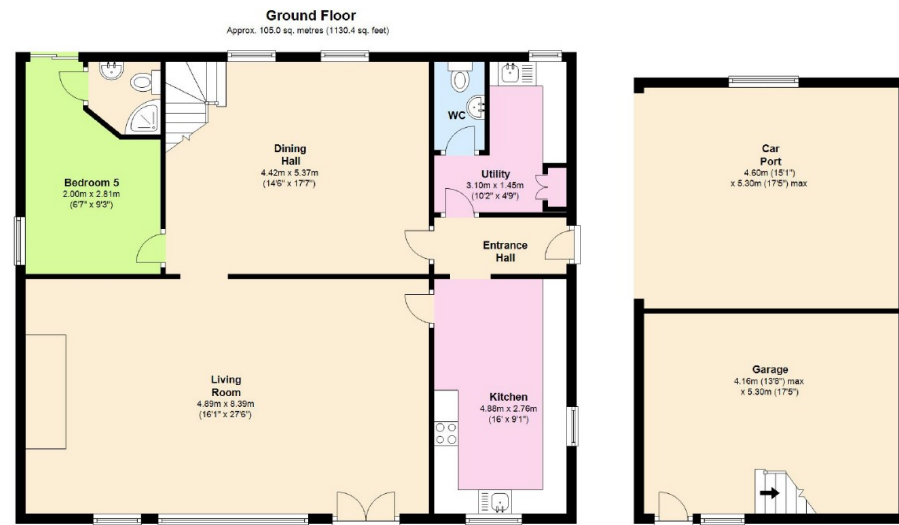
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Total area: approx. 246.5 sq. metres (2652.8 sq. feet)