



Fawnhill Barn, Bodenham, Hereford, Herefordshire, HR1 3JX

Asking Price £600,000



# Fawnhill Barn

Bodenham, Hereford, HR1 3JX

BORDER OAK PROPERTY | North Herefordshire Village BODENHAM | 2300 Square Feet | Family & Entertaining Space | 4 BEDROOMS | Open Plan Kitchen Diner & Utility | Garage with Suite Above

- Border Oak Detached Home
- North Herefordshire Village of Bodenham
- Approximately 2300 sq.ft of Living Space
- Open Plan Kitchen Diner with Central Island
- Living Room, Study and Utility Room
- Master with En Suite & Walk in Wardrobe
- Three Further Double Bedrooms
- Garage with Room Above



*Asking Price*

**£600,000**

*Freehold*

To arrange a viewing please contact us on

t. 01432 344 779

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www.bill-jackson.co.uk



#### Situation

The property is located in a quiet position with easy access to the popular England's Gate Public House, Brockington Golf Course, and Queenswood Country Park. The village also benefits from a church and primary school. Leominster is approximately 7 miles distance, and the cathedral city of Hereford, 10 miles, offering a wider range of recreational, educational and shopping facilities.

#### Description

This beautifully designed detached Border Oak country home was built to provide a lovely family home set in private gardens.

The property itself blends the traditional craftsmanship of an oak framed house with the comforts of being well insulated being fully double glazed and centrally heated.

The accommodation is set over two floors including a spacious entrance hall which opens into a lovely light living room, with further seating space and French doors opening out onto the decking area. The room leads through to a wonderful study or play room, with further doors out onto the decking area.

The family kitchen/breakfast room is a lovely space with a wealth of exposed oak timbers and includes a fitted deVol kitchen with quartz work surfaces, Rangemaster and central island. There is a lovely dining area off the kitchen with windows to two sides and further patio doors opening out onto the decking, ideal for entertaining. The utility is a practical space with inset sink and space for washing machine. A downstairs cloakroom with WC can be found with access into the downstairs 4th bedroom, this could easily be a home office or gym.

A staircase leads up to the first floor galleried landing with doors off to the master bedroom with walk in wardrobe and en-suite shower room, with two further double bedrooms and separate family bathroom fitted with bath and shower over.

Outside the wonderful gardens wrap around the property and are mainly laid to lawn. There is a lovely decking area running the span of the rear and the driveway provides excellent parking and is laid to gravel.

There is a single garage that could be easily converted. A room above the garage is currently laid out as attic storage, but with some external stairs could easily be made a guest room, home office, or use for additional income through air bnb.

#### Council Tax

Herefordshire Council - Band F

#### Services

Mains Water, Mains Gas, Mains Electricity and Private Drainage (Bio Pure Water Treatment Plant).



**Directions**

Proceed north out of Hereford along the A49 towards Leominster. Pass through the villages of Morton on Lugg and Wellington. As you approach and start going up Dinmore Hill, take the right turning signposted 'Bodenham'. Go past the Railway Inn Pub. Just after the turning for Bodenham Church, the property is on a private drive on the left hand drive.

**Viewings**

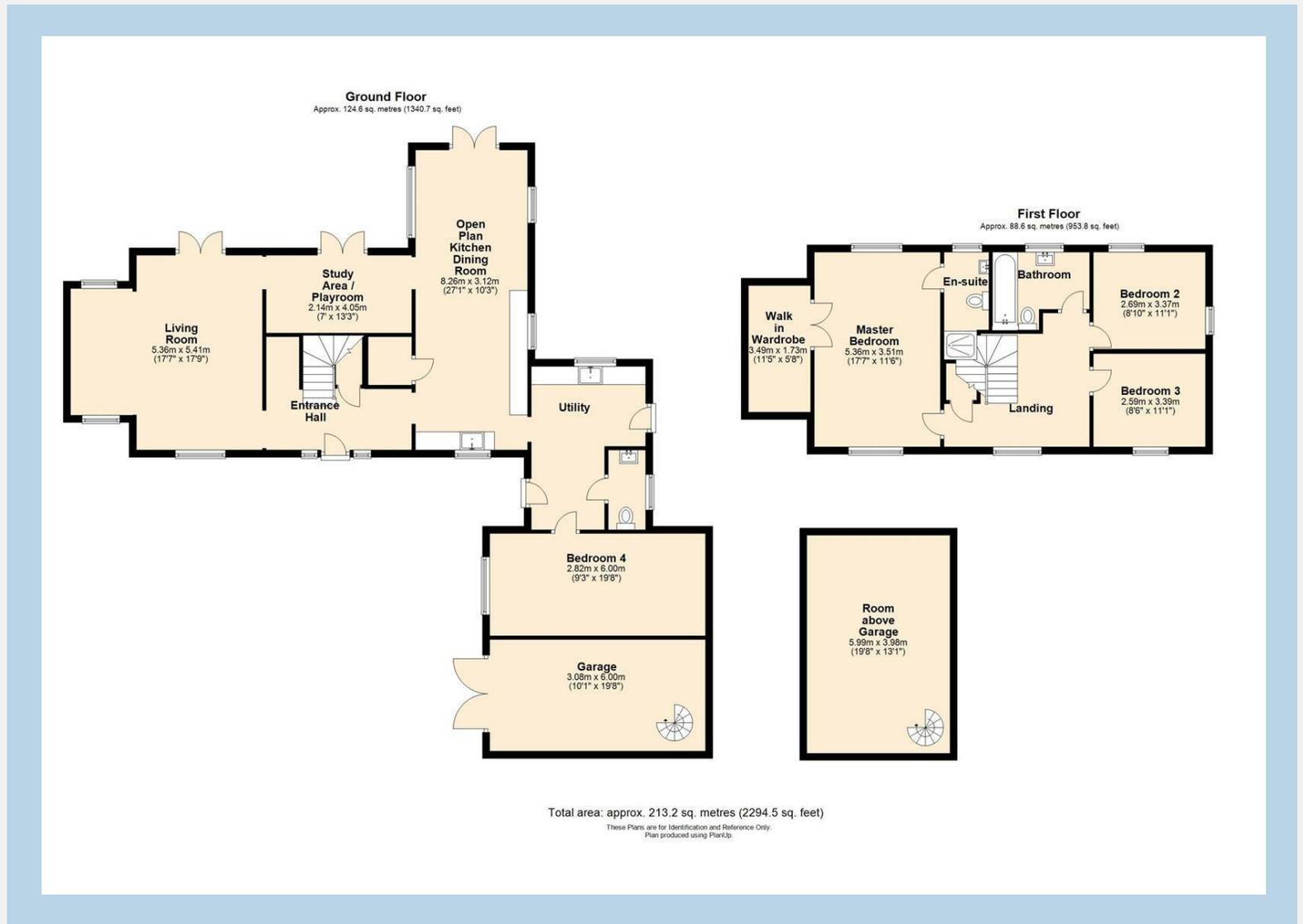
Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

**Jackson Property**

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

August 2019



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	91	82	90

Energy Efficiency Rating scale: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (82 plus), B (61-81), C (49-60), D (35-48), E (21-38), F (1-20), G (1-20).

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