



Meadow View, Weston Court Barns, Pembridge, Leominster, Herefordshire HR6

Impressive & Spacious 4 Bed Barn Conversion in Select Development    Guide Price £450,000





**Meadow View, Weston Court  
Barns  
Pembridge  
Leominster  
Herefordshire  
HR6 9JE  
Guide Price £450,000**

**LOCATION**

Forming part of an exclusive development of converted barns, the property is situated in the small hamlet of Weston, which itself lies only one and a half miles from the popular north west village of Pembridge. Pembridge village offers a range of local services such as village shop, post office, doctor's surgery, Church, village hall and two public houses, with further facilities available at the market towns of Kington and Leominster, with the Cathedral City of Hereford only 15 miles to the south.

**BRIEF DESCRIPTION**

This impressive and well appointed terraced brick barn conversion forms part of an exclusive development, set in the rural hamlet of Weston, close to the popular village of Pembridge. The property itself offers double-glazed and oil-fired centrally heated accommodation set over two floors. Approached from the front elevation, a solid wood front door opens to a light and spacious open plan kitchen/breakfast family room with limestone flooring throughout and picture windows overlooking the terrace and front garden, with the kitchen offering a range of matching modern base and wall units, range style cooker with extractor hood above, ample work surfaces and American style fridge-freezer, with the benefit of a utility room off and two excellent pantry/cupboards. An archway off then leads to a good sized separate formal dining area, again with limestone flooring. Leading off the main reception is an inner hallway with downstairs cloakroom/w.c. off and a further door leading to a spacious family living room with two French doors leading out to the front elevation, wooden flooring and impressive exposed brick feature fireplace forming a central feature.

The first floor accommodation is accessed via a staircase from the inner hallway leading up to the good sized first floor landing with doors off to all rooms. The master bedroom is an excellent size

- Forming Part of an Exclusive Development of Converted Barns in a Lovely Rural Location Within Easy Reach of the Popular Well Serviced Village of Pembridge
- An Impressive Brick Barn Conversion Offering Spacious & Well Appointed 4 Bed Accommodation with En-Suite Facilities to Master & Guest Bedroom
- Ample Ground Floor Living Space Including Impressive Family Living Room with Exposed Feature Brick Fireplace, Kitchen/Breakfast Room & Separate Dining Room
- Pleasant Easily Maintained Lawned Front Garden & Courtyard Area together with Gated Driveway Parking & Double Fronted Open Garage for Further Parking

and benefits from a spacious en-suite bathroom together with small dressing area. The guest bedroom also benefits from an en-suite shower room with two further good sized bedrooms and separate large family bathroom.

Outside, the barn is approached via a shared gravelled driveway which gives access to a double fronted attached open garage and a further gated driveway to the front of the property providing further parking. To the front of the barn is an enclosed courtyard garden with terraced and small lawned area and mature hedging.

The property is being sold with No Onward Chain and Vacant Possession. The Agents highly recommend internal inspection to fully appreciate the accommodation on offer.

**SERVICES**

Mains Electricity & Water. Shared Private Drainage.  
Oil-fired central heating.  
Telephone (Subject to B.T. Regulations)

**OUTGOINGS**

Council Tax Band: E

**LOCAL AUTHORITY**

Herefordshire Council. Telephone 01432 260000

**VIEWING**

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

**DIRECTIONS**

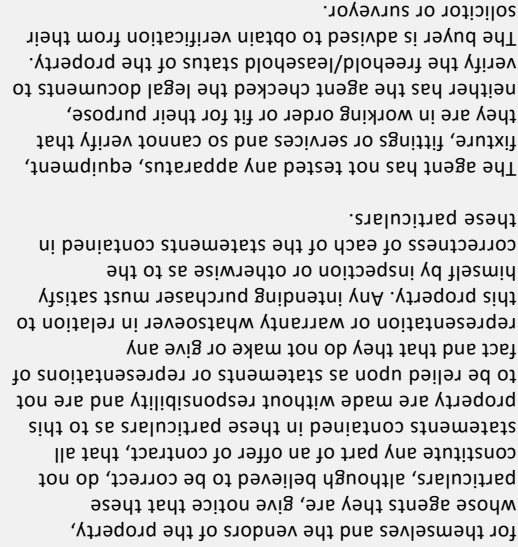
Approaching Pembridge from Leominster/Eardisland on the A44, continue through the village towards Kington, after approximately 1.5 miles turn left on a sharp bend signposted Bearwood, Broxwood and Weston. Continue on this lane for a short distance and the barns will be found on the right hand side.

**Jackson Property (Leominster)**









**Figure 1: Environmental and Energy Efficiency Rating of EU Member States**

**Left Chart: Environmental Impact (CO<sub>2</sub>) Rating**

2020/21 EC

Not economically feasible - higher CO<sub>2</sub> emissions

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current Potential

**Right Chart: Energy Efficiency Rating**

2020/21 EC

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Current Potential

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