



## 3 Lower Burlton Barns

Burghill, Hereford, Herefordshire, HR4 7RD

**jackson**  
property



# £425,000

An immaculately presented four bedroom barn conversion | Exposed character throughout | Popular location on the edge of the city and close to Burghill village | Four double bedrooms all with en-suite bathrooms or shower rooms | Two carport spaces for parking and storage | Well proportioned reception rooms great for family living | Private garden

## Situation

Situated on the edge of the village of Burghill which can be located north west of Hereford city. The village itself has a primary school and popular golf course with further amenities nearby in Tillington having village stores and superb public house - The Bell Inn. Hereford city is only a short drive away (Approximately 4 miles) which offers an excellent range of amenities to include leisure centre, racecourse, restaurants, shopping and cinema.

## Description

The property boasts a wealth of character throughout in the form of exposed timbers and timber flooring, and benefits from double glazing and central heating. A side door leads into the spacious and airy Reception Hall with tiled flooring, ceiling spotlights and exposed beams. There is a Downstairs Cloakroom facility with low flush WC and wash hand basin with taps. The utility can also be found towards the rear of the property with space and plumbing for washing matching, sink and fitted units for storage.

Doors lead into the fitted kitchen which features a range of matching base and wall units, an integrated oven with four ring gas hob over and extractor fan, integrated dishwasher, and space for American fridge freezer. An opening into the dining room allows the two rooms to flow creating a semi-open plan space for family living, here you will find one of the two staircases to the first floor. The large living room is framed beautifully with exposed beams and storage cupboard under the second staircase. A further reception room is found to the far end of the living room currently used as a snug with full height ceiling, floor to ceiling windows and sliding doors to the decking area and woodburning stove.

The two staircases allow for the bedrooms to be separated, ideal for guests or older children. All four bedrooms are served by en-suite bathrooms and poses a wealth of character within the eves of the barn with exposed timbers and vaulted ceilings.

## Outside

The property benefits from two car port spaces found at the rear with a shared driveway leading to the large parking area for the small development of barn conversions. The carports are large enough to serve as parking and storage.

There is also a small parking area to the side of the property itself located in front of the access gate. The pretty walled garden is mainly laid to lawn with a large decking area creating a great space for outside entertaining or relaxing. There is a further gravelled area serving a further seating area or useful storage area.

## Services

All mains services are connected.

## Council Tax Band

Herefordshire Council Tax Band E

## Viewings

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

## Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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.

## Coronavirus Jackson Property Policies Apply

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a

Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

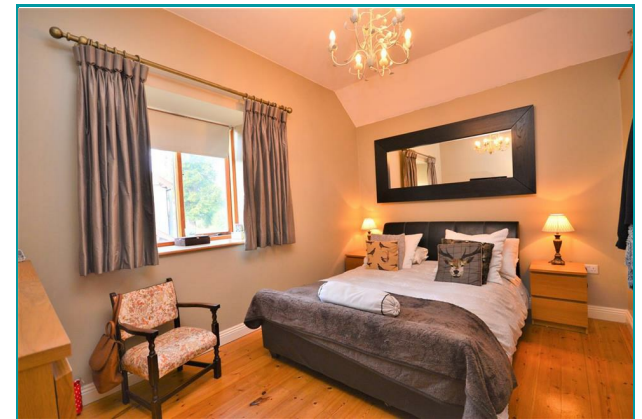
Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



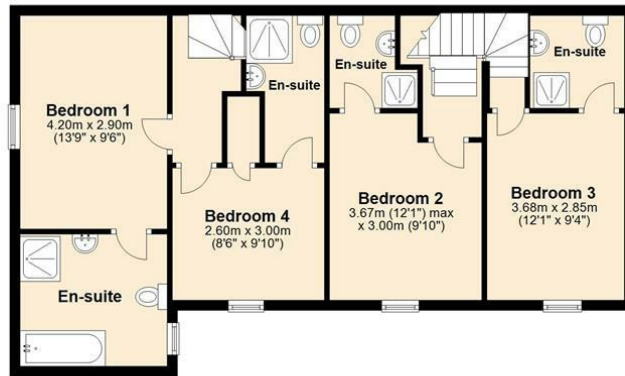
To arrange a viewing please contact us on t. 01432 344 779

hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

**Ground Floor**  
Approx. 115.1 sq. metres (1239.3 sq. feet)



**First Floor**  
Approx. 71.7 sq. metres (771.9 sq. feet)



Total area: approx. 186.9 sq. metres (2011.3 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 79 (Current), 55 (Planned)

Environmental Impact (CO<sub>2</sub>) Rating: G (Current), G (Planned)

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