



Old Barn North Road
Kingsland, Leominster, Herefordshire, HR6 9RZ

jackson
property

£725,000

Grade II Listed Barn Conversion | Set Over 3 Floors | Impressive First-Floor Family Living Room | Spacious Open-Plan Kitchen/Breakfast Room | Ground-Floor Guest Bedroom with En-suite Shower Room | Home Office | Family Bathroom | Breakfast/Dining Area | Formal Dining Room | Master Bedroom with En-Suite Bathroom | 2 Further Double First-floor Bedrooms | Vaulted Ceilings and Exposed Timbers | Large Garage/Workshop | Block-Paved Driveway | Large Mature Gardens with Patio |

Situation

Kingsland is one of the most sought-after North Herefordshire villages set amidst delightful rural countryside. The village has a thriving and friendly community and offers an excellent range of amenities including two well supported pubs/restaurants together with post office/shop, sought-after primary school, village hall with tennis courts and playing fields, Parish Church, and the Lactonians Sports Club on the fringe of the village. The market town of Leominster is only 4 miles distant, the Cathedral City of Herefords approximately 15 miles and Ludlow approximately 8 miles.

Description

Old Barn is a stunning example of a substantial brick barn conversion having been converted by the current owners to offer a balance of original character with the comfort of a modern family home. The original brick barn has a wealth of history but more recently was used as a theatre and cinema for the village community and has been lovingly converted in recent times.

Approached from the front elevation, a solid oak front door opens to an impressive reception area with marble tiled flooring and doors leading off to all the ground floor rooms which include a lovely guest bedroom with en-suite shower room, three further good-sized double bedrooms, a home office with double-glazed full length window to the front elevation that can also double up as a further bedroom, and a family games room. Also on the ground floor is an impressive family bathroom including freestanding rolled edge Victorian style bath and separate shower cubicle.

A staircase leads up to the galleried first-floor landing with doors then leading through to the most impressive and spacious family living room with vaulted ceiling and exposed ceiling joist and timbers, exposed original brick walling and solid oak flooring throughout, with woodburning stove set on a slate hearth. Also from the landing the first-floor accommodation opens out to a spacious family breakfast/dining area with full length double-glazed windows taking advantage of the views over the private gardens, this in turn opens out to the spacious family kitchen with attractive tiled flooring and a range of matching freestanding kitchen cupboards and units with wood work surfaces and stainless steel double bowl sink with mixer tap over. There is a Range style cooker with gas hob and gas oven, with an additional excellent large utility room with further cupboard storage and plumbing for washing machine and dishwasher. The property also benefits from a separate formal dining room off the kitchen, with vaulted ceiling with exposed timbers and oak flooring. An additional snug area provides further comfortable seating for all informal times, with a cloakroom/shower room

also on the first-floor.

A staircase then leads up to an additional galleried landing with personal access to the master suite. A stunning room, separate to the main accommodation, with vaulted ceiling and a wealth of exposed original ceiling timbers and brick walling, with a door through to a good sized en-suite bathroom with rolled edge bath to the centre of the room and his and her's double sink with an excellent range of fitted wardrobes.

Outside

The property benefits from a modern garage/workshop measuring 16'0" x 15'6" (4.88m x 4.73m) with double opening doors, well fitted with ceiling lighting and power, double-glazed window to the front elevation, personal door to the side and retractable ladder giving access to additional attic storage. To the side of the garage is a block-paved driveway providing additional parking with external lighting, with a further block-paved driveway directly to the front of the house. Steps then lead up to the large front garden which is laid principally to lawn with mature hedge boundary providing an area of privacy with some mature trees and plants. There is a useful log shed to the one side of the house, access on the other side leads around to the lawned rear garden with a pleasant patio seating area and mature shrubs and trees, with a timber shed to the corner.

Services

Mains Electricity, Gas & Water. Private Drainage.
Telephone (Subject to B.T. Regulations)

Council Tax

Herefordshire Council. Telephone 01432 260000 - Council Tax Band: G

Directions

Proceed West out of Leominster on the A44 bearing right on the outskirts onto the B4529 and proceed for just over a mile and a half, turn right signposted Kingsland on the B4360, continue along this road into the village, past the Village Green and Church on your left and the Corners Inn on your right in the centre of the village and the driveway for Old Barn can be found just along here on your right.

Viewings

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

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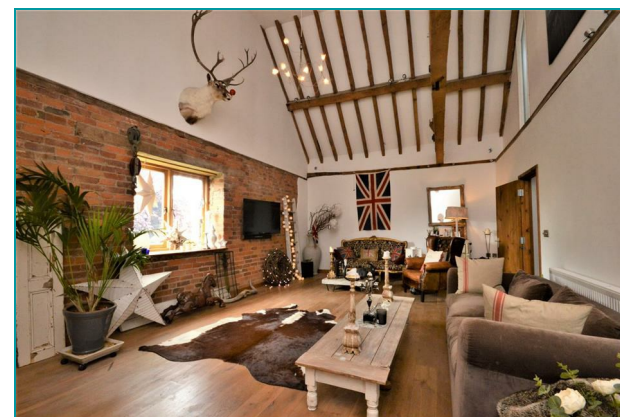
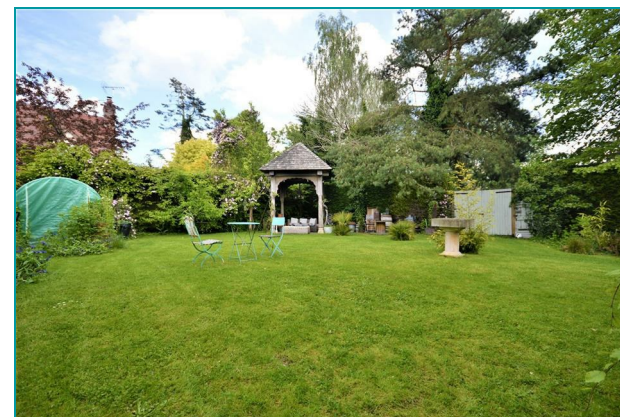
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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status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

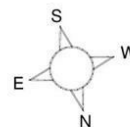
Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

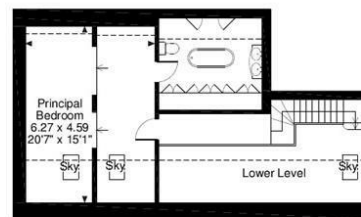
Old Barn, North Road, Leominster
Approximate Gross Internal Area
Main House = 3246 Sq Ft/302 Sq M
Garage = 364 Sq Ft/34 Sq M



Ground Floor



First Floor



Second Floor



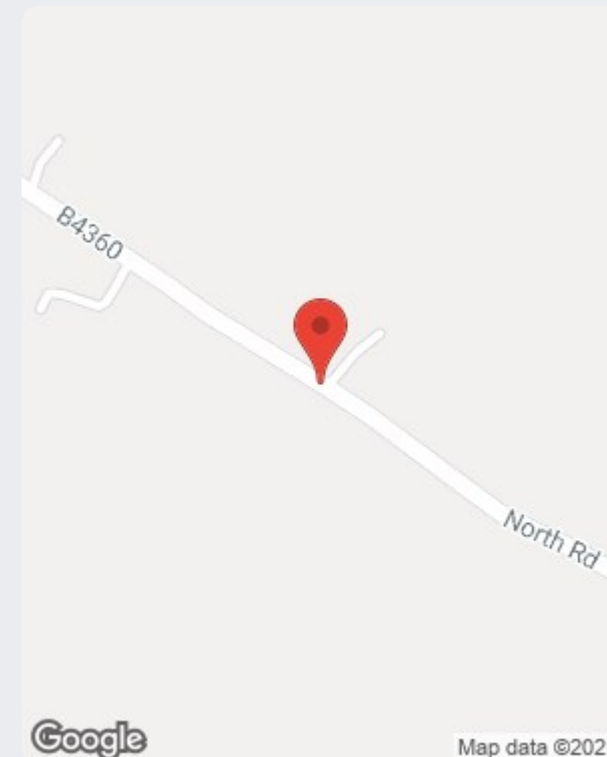
**Garage
First Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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