



House (EPC Rating: C)

THE WAIN HOUSE, GOLD HILL FARM BOSBURY, HR8 1HD

£1,950 Per month



3 Bedroom House located in Bosbury

| Set With An Exclusive Development | Barn Conversion Completed To A High Standard Throughout | Bespoke Fixtures And Fittings | Modern Spacious Accommodation | Three Double Bedrooms | Ensuite Facilities | Enclosed Rear Gardens With Uninterrupted Countryside Views | EPC Rating C | Available For Immediate Occupation Subject To Referencing |

The Property

Set within an exclusive development is this most impressive barn conversion completed to a high standard throughout to create light, modern and versatile accommodation. The accommodation includes a large reception room, open plan breakfast kitchen dining / sitting spaces, rear hallway, utility room, guest WC, boot room / service access, three double bedrooms, ensuite facilities and family bathroom. Outside there is allocated parking with an enclosed rear garden having a patio seating area and low maintenance lawns. The gardens offer far reaching uninterrupted countryside views.

From the front of the property the entrance door opens into a large reception room which offers a modern living space with double glazed windows to front, staircase rising to first floor landing, exposed timbers and beams, downlighters and tiled flooring. Through to the Breakfast Kitchen / Dining, Siting Areas, steps lead down into a wonderfully light and open space with a vaulted ceiling offering a wealth of exposed timbers and beams along with a modern woodburning stove and tiled flooring with underfloor heating. The kitchen offers a bespoke presentation of granite worksurfaces, induction hob with touch controls along with base cabinets creating a cooking/preparation style island with breakfast bar seating space. There is a full range of appliances to include integrated microwave, dishwasher, oven, full length fridge freezer units along with an inset sink and selection of base and wall mounted soft close cabinets with rear mounted storage racks and power points to some cupboards.

Off the front reception room steps lead down to the rear hallway with the utility room, guest WC and boot room / service access. There is also an external door leading to the rear gardens.

Upstairs there are three double bedrooms, ensuite facilities to the main bedroom and family bathroom.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £58,500. Should a guarantor be required to support an application, an income of £70,200 would be required.

Services And Expenditure

Services - Mains electricity, private drainage and water. Air source heat pump. Underfloor heating to the ground floor with panel radiators to the upstairs.

Council Tax - Band F

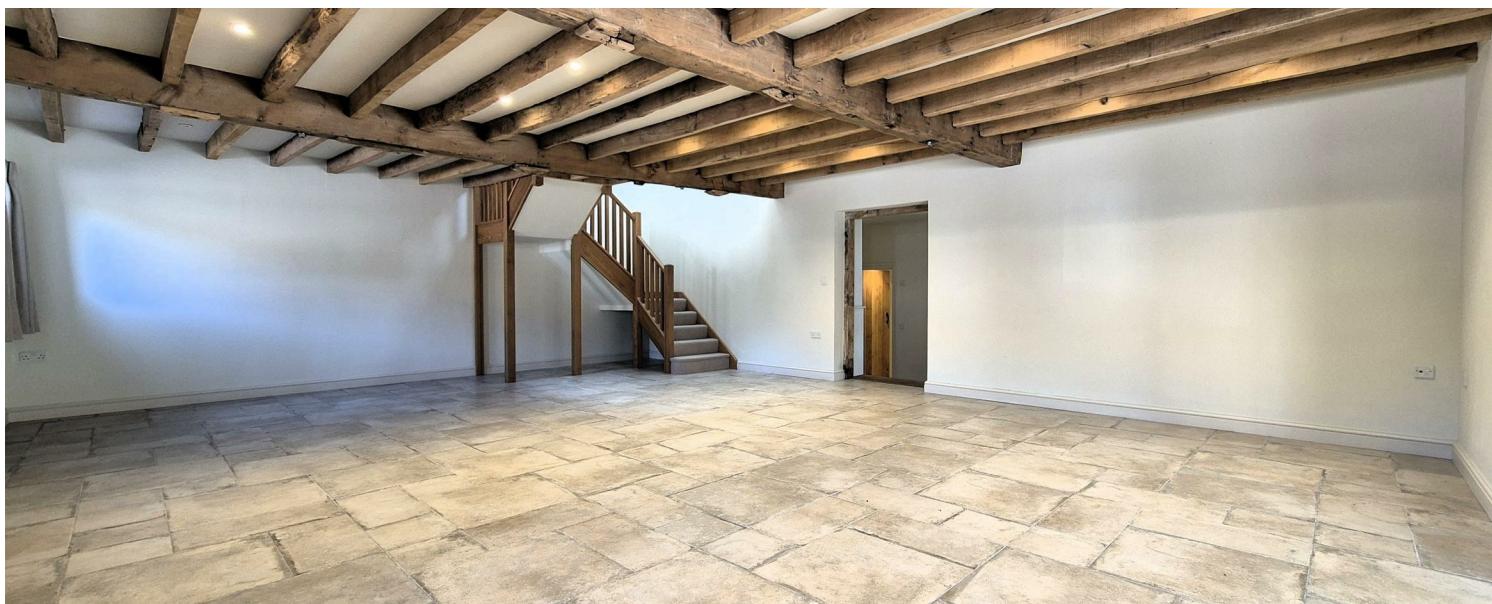
Broadband Connectivity - 123Mbps Download. 123Mbps Upload - Ultrafast - Source Ofcom

Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



FLINT AND COOK HEREFORD | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.