





Freehold Character Property

THE STABLES LOWER WHYLE BARNS, PUDLESTON, NR LEOMINSTER, HEREFORDSHIRE, HR6 0RE

£415,000

FEATURES

- 3 Bedroom Barn Conversion
- Beautiful Character and Quality Finish
- Truly Glorious Location
- Good Sized Rooms with High Ceilings
- Mature Gardens. Cart Barn and Parking
- No Onward Chain

3 1 1 E

Flint & Cook

3 Bedroom Character Property located in Nr Leominster

An attractive part-glazed oak door leads into the

Sitting Room
A beautiful room with exposed beams and oak flooring. There is a Clearview multi-fuel woodburning stove with wooden mantel, 2 ceiling light fitments, windows to the front and rear, cupboard housing plumbing for a washing machine, stairs leading to the first floor and a door to the

Kitchen/Dining Room
Fitted with a range of bespoke oak base and wall mounted cupboards, drawers and display cabinets with quartz work surfaces and tiled splash backs. There is a ceramic sink, Rangemaster Range cooker with LPG hob and electric oven with extractor hood over, integrated Bosch fridge-freezer, dishwasher and plenty of space for a table. The room has windows to the rear garden and to the courtyard, beautiful timbers, spot lighting, a glass table light fitment and ceramic flooring.

Rear Entrance Lobby
With stable door to the patio, light, coat rack and entrance way to the

Cloakroom
With low flush WC, wash-hand basin, mirror fronted cabinet, tiled floor, spotlights and Worcester oil-fired boiler.

Stairs lead up from the sitting room to the

First Floor Landing
With attractive cruck timbering, ceiling light, carpet and window to rear views.

Bedroom 1
A beautiful room with the beams providing interesting alcoves and character, leaded window the front, carpet and ceiling light.

Bedroom 2
Currently used as an office/hobby room, having oak cupboards, bookshelves and desk space. There is a leaded window to the front and window to the rear, carpet, spotlighting and staircase to the MEZZANINE which has a built-in bed base, carpet, lights and shelving.

Bedroom 3
With leaded window to front, built-in wardrobe with hanging rail and shelf, carpet, ceiling light and access to loft storage space (accessed via integral ladder and part-boarded).

Shower Room
A lovely airy space with window to the garden, a splendid built-in vanity unit with integral low flush W/C, useful cupboards and drawers. a wash-hand basin set into a granite surface encompassing the beams and providing useful display alcoves, a shower with mains fitment, ladder radiator, extractor fan, spotlights and warm travertine tiled surrounds and flooring.

Outside
The property is approached via a gravelled drive and courtyard. There is an open cart barn with bays, one of which belongs to the property, providing covered parking and storage. There is plenty of further parking in the courtyard.

The rear garden is beautifully maintained with a sunny stone terrace accessed from the house, providing the perfect space for alfresco dining, steps up via an arch onto the garden which is lawned with flower borders planted with a mix of herbaceous perennials and shrubs. There is a green house, potting shed and oil tank bay and then a further lawned area with fruit trees, vegetable and soft fruit garden, silver birch trees - all enclosed by beach hedging. There is rear access via a gate onto an area providing a right of way for servicing.

Property Services - Bromyard
Mains water, electricity, shared private drainage system. Oil fired central heating (boiler replaced in January 26 with 7 year warranty)

Outgoings - Bromyard
Water and drainage rates are payable.
There is a service charge of £300 per annum to include maintenance of shared drainage and facilities.
Council Tax: D

Directions
What3words: singer.ships.sundial.

From Bromyard take the A44 towards Leominster. Turn right after Docklow church and continue to the T-junction. Turn right and follow road round to Pudleston. When you get to the junction with Pudleston church on your left, turn left, and then onto a right hand turn. Continue until a junction is reached and turn left to Whyle. After about 300 yds, turn right into the barn complex.

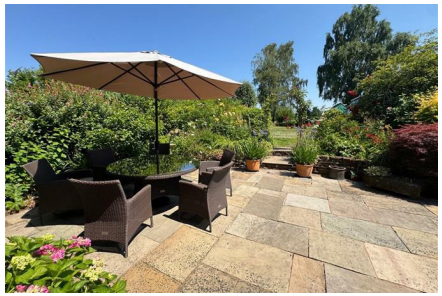
Viewing Arrangements - Bromyard
Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.









Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.8 sq. feet)



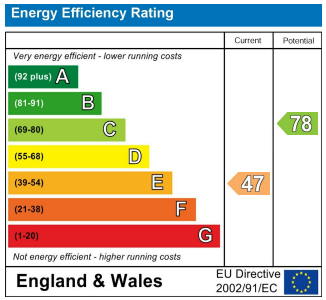
Second Floor

Approx. 8.3 sq. metres (89.4 sq. feet)



Total area: approx. 109.9 sq. metres (1183.3 sq. feet)





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.