



## APPLE BOUGH BARN MANSEL GAMAGE

HEREFORD HR4 7LE

£255,000  
FREEHOLD

Situated in this village location west of Hereford City, a Grade II Listed 2 bedroom end terraced barn conversion making an ideal holiday home, investment or ideal for downsizing. With front & rear gardens, ample parking, double glazing, underfloor heating, two bedrooms with one en-suite and a fantastic open plan living space. A viewing is highly recommended.





# APPLE BOUGH BARN MANSEL

- Double glazing & under floor heating • Village location west of Hereford • Two bedrooms (one with en-suite) • Front & rear gardens, off road parking • End terraced barn conversion • No onward chain!



## Full Description

Situated in this village location west of Hereford City, a Grade II Listed 2 bedroom end terraced barn conversion making an ideal holiday home, investment or ideal for downsizing. With front & rear gardens, ample parking, double glazing, underfloor heating, two bedrooms with one en-suite and a fantastic open plan living space. A viewing is highly recommended.

## Ground floor

With wooden entrance door leading into

## Entrance area

With fitted carpet, space for coat and shoe storage, cupboard housing the hot water system with storage below, under floor heating thermostat, mezzanine storage, ceiling light point, feature beams, opening into the open plan living space and doors to

## Open plan living space

With under floor heating, three double glazed windows, 18 ceiling lights with two further light points. Kitchen fitted with matching wall and base units with wooden work surfaces over, integrated appliances to include four ring electric hob and electric oven, 1 1/2 bowl stainless steel sink and drainer, dishwasher, washing machine and larder fridge. Floor mounted oil central heating boiler, tiled splash back. Ample space for both living and dining.

## Bedroom one with En-suite

Bedroom with fitted carpet, 4 ceiling lights, double

glazed window overlooking the rear garden, under floor heating thermostat, tv point, feature beams and door into En-suite shower room With fitted corner shower, mains fitment shower head, glass sliding door, pedestal wash hand basin, low flush w/c, tiled floor and surround, heated towel rail, recess spotlights and extractor.

## Bedroom two

With fitted carpet, four ceiling lights, double glazed window and feature character exposed beams.

## Bathroom

Three piece white suite comprising panelled bath with mains fitment shower head over, pedestal wash hand basin, low flush w/c, tiled floor and part tiled surround, heated towel rail and recess spotlights.

## Outside

To the rear a private low maintenance garden laid to stone for ease, with an array of ornamental shrubbery and trees enclosed by fencing and brick walling and accessed via a 5 bar pedestrian gate. To the front the property is approached via a stoned drive opening onto Apple Bough barns private driveway which has 5 bar wooden gates opening on to a further stoned driveway with a lawned front garden enclosed by stone walling with an array of fruit trees, plants and shrubbery.

## Services

Mains water and electricity are connected. Private drainage system. Oil-fired central heating. Telephone

(subject to transfer regulations). Outgoings-Council tax band C- £2,177 for 2025/2026 Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. 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.

### Directions

Proceed out of Hereford along Kings Acre Road on to the A438. After passing the Garnons Estate turn right to Mansel Gamage. On reaching the village proceed past the 1st black and white cottage on the left and the property is situated on the left hand side.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

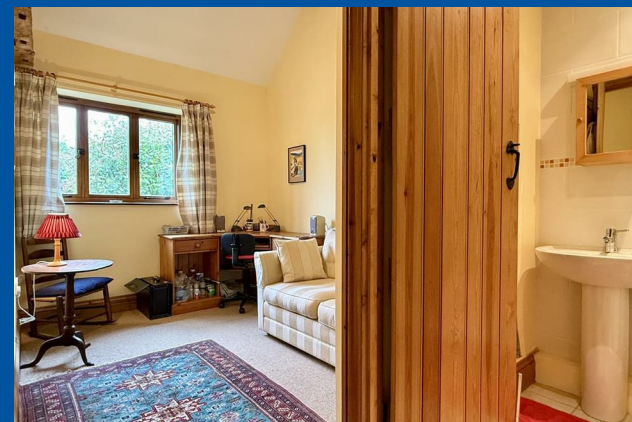
### Opening Hours

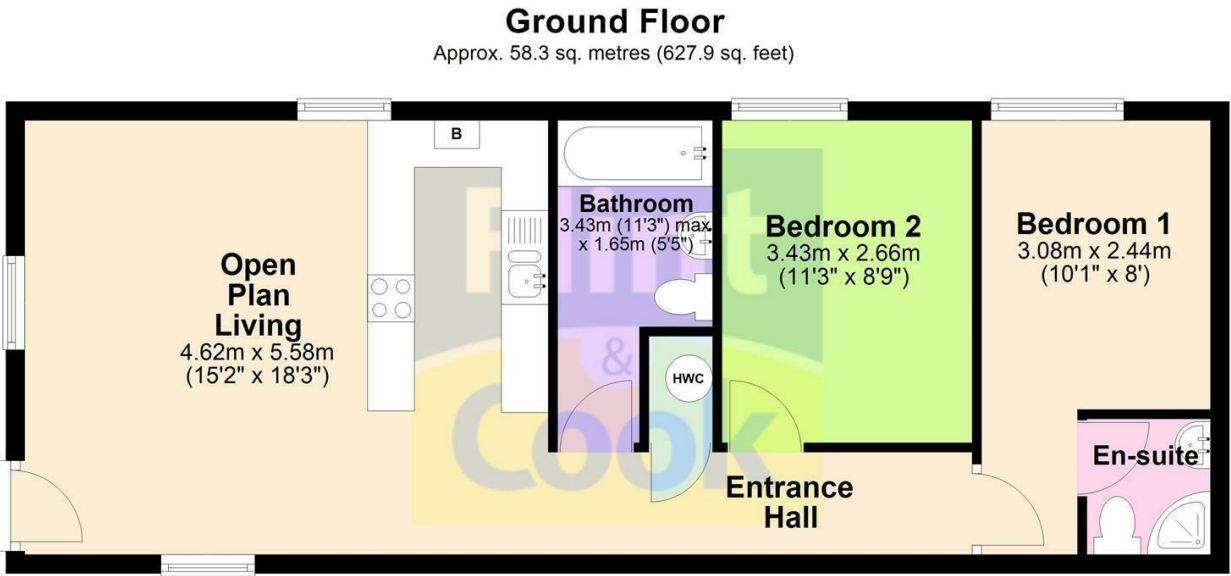
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Saturday	9.00 am - 1.00 pm

### Money Laundering

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

## APPLE BOUGH BARN MANSEL





Total area: approx. 58.3 sq. metres (627.9 sq. feet)

**EPC Rating:**      **Council Tax Band: C**

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

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/tenants are advised to recheck the measurements

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