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estate agents



The Wagon House , Brierley, Nr Leominster HR6 0NU. £425,000

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Brierley
Nr Leominster
HR6 0NU

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PROPERTY FEATURES

- Single Storey Barn Conversion
- Grade 2 Listed and Character Accommodation
- 3 Bedrooms
- En-Suite Shower Room
- Lounge
- Fitted Kitchen
- Family Bathroom
- Gallery Landing/Office
- Carport & Parking For Vehicles
- Attractive And Good Size Garden



To view call 01568 616666



An attractive and well presented Grade 2 Listed, single storey barn conversion offering double glazed and centrally heated accommodation to include a reception hall, impressive lounge with vaulted ceiling and wood burning stove, inner hallway, kitchen/breakfast room, 3 good size bedrooms, en-suite shower room, family bathroom, feature galley landing/office and outside garden to front, a good size garden to side, driveway with parking for vehicles and a double fronted carport with storage shed.

Brierley is an attractive rural location, but is only a short drive from the market town of Leominster where a wide range of amenities can be found to include schooling, shops, supermarkets, cafes and restaurants and a train station with regular services to the nearby cathedral city of Hereford.

Details of The Wagon, Brierley, Near Leominster are as follows:

A wooden entrance door opens into a reception hall having flag stone flooring and latch and lever door opening into the lounge.

The impressive lounge has a stunning vaulted ceiling with exposed ceiling timbers, double glazed windows to front and side elevations, traditional flagged stone flooring throughout, wall lighting and a wood burning stove.

From the lounge a latch and lever door opens into an inner hallway with a door opening into the kitchen/breakfast room.

The well fitted kitchen/breakfast room has wooden working surfaces with an inset one and a half bowl, single drainer sink unit with cupboards and drawers under and the working surfaces continue with base units of cupboards and drawers. There is a planned space and plumbing for a washing machine, planned space for a fridge/freezer, planned space for an electric cooker with an extractor hood with light over, also a range of matching eye-level cupboards, glass fronted display cabinets and shelving. The kitchen/breakfast room also has inset lighting, a continuation of flagged stone flooring, room for a breakfast table, a double glazed window overlooking gardens to the side of the property and a door opening out to the gardens.

From the inner hallway double opening doors give access into a good size storage cupboard with latch and lever doors giving access to bedroom and bathroom accommodation.

Bedroom one (Master Bedroom) is a good sized double bedroom having a high ceiling with exposed ceiling timbers, ample room for bedroom furniture, a double glazed window overlooking gardens to the side of the property, wall lighting and a door into an en-suite shower room.

The en-suite shower room has a shower cubicle with a mains fed shower over, pedestal wash hand basin and a low flush W.C. There is also tiled flooring, wall

lighting, high ceiling with ceiling timber and windows to side.

Bedroom two is also a good size bedroom having exposed wall and ceiling timbers, a double glazed window overlooking gardens and a recess ideal for housing a wardrobe unit.

Bedroom three has a double glazed window overlooking gardens and an inspection hatch to roof space above.

From the inner hallway a door opens into the main family bathroom having a modern suite in white to include a side panelled bath with mixer shower, pedestal wash hand basin and a low flush W.C. There are tiled splashbacks, windows to side and exposed ceiling timbers.

From the inner hallway a door gives access to a paddle staircase leading up to an attractive gallery landing/office overlooking the impressive lounge having a roof light and power points.

OUTSIDE.

The property is situated in an attractive and rural position within the north Herefordshire hamlet of Brierley, in a select development of barn conversions. There is a long driveway to the front with parking for several vehicles and also a lawned garden with an ornamental pond and a large open fronted carport. The carport has a charging terminal for an electric vehicle and also a useful and substantial storage shed. There is gated access to the garden situated at the side of the property

GARDEN.

The attractive and good size garden is ideal for families and keen gardeners alike and having a slatted seating area enjoying the daily sunshine, lawned garden, well stocked floral and shrub borders and beds, a variety of fruit trees and a rear veranda with outside lighting providing a sheltered area.

SERVICES.

The property has mains water, mains electricity, private drainage and telephone subject to BT regulations.

AGENTS NOTE.

The property is Grade 2 Listed.

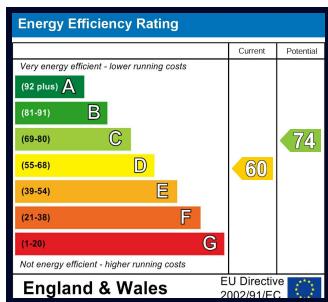
ROOMS AND SIZES

| | |
|------------------------|---------------------------------|
| Reception hall | |
| Lounge | 6.63m x 5.87m (21'9" x 19'3") |
| Kitchen/Breakfast Room | 5.79m x 2.21m (19' x 7'3") |
| Bedroom One | 4.09m x 3.73m (13'5" x 12'3") |
| En-Suite./Shower Room | |
| Bedroom Two | 3.45m x 3.45m (11'4" x 11'4") |
| Bedroom Three | 2.90m x 2.24m (9'6" x 7'4") |
| Bathroom | |
| Gallery Landing/Office | 4.57m x 2.13m (14'11" x 6'11") |
| Garden | |
| Carport | |



PROPERTY INFORMATION

Council Tax Band - E
Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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