



**1 TOWNSEND BARN,
STRETTON GRANDISON,
LEDBURY, HEREFORDSHIRE,
HR8 2TS**

Pughs

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ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre,
Ross Road, Ledbury, HR8 2LP
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk

1 Townsend Barns is a fantastic four bedroom Grade II Listed barn conversion offering unique family living accommodation, which is not only well proportioned, but also offers versatile living throughout. The added features of gated entrance, double garage and private landscaped rear gardens.

**VIEWING HIGHLY RECOMMENDED
OFFERS IN EXCESS OF £625,000**

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1 TOWNSEND BARN, STRETTON GRANDISON, LEDBURY, HEREFORDSHIRE, HR8 2TS

ENTRANCE

Timber door to

ENTRANCE HALLWAY

Tiled floor with underfloor heating, access to airing cupboard, exposed timbers and beams, stairs off

CLOAKROOM 2.4m x 1.3m

White suite comprising W.C, hand basin, the potential to put a shower cubicle in if required, tiled floor with underfloor heating

DINING AREA 5.9m x 3.5m

Stairs off with storage cupboard under, exposed timbers and beams, timber floor with under floor heating, timber door to utility room, glazed door to garden room.

LIVING ROOM 5.9m x 5.4m

Exposed timbers and beams, timber floor with under floor heating, stairs off, timber French doors to family room, Contura 180° view woodburner on slate hearth

KITCHEN 5.7m x 2.3m

Comprising fitted wall and base units incorporating 1 ½ bowl porcelain sink with drainer, tiled splashbacks, integral fridge, electric double oven with extractor over, space and plumbing for appliances, tiled floor with under floor heating, exposed timbers and beams

UTILITY ROOM 2.9m x 2.3m

Comprising fitted base units incorporating stainless steel sink unit, oil fired boiler, space and plumbing for appliances, exposed timbers and beams, tiled floor with under floor heating, timber external door to front

FAMILY ROOM 5.9m x 3.5m

Further versatile room. Timber floor with underfloor heating, exposed timbers and beams, timber external doors and full height glazing to front and rear, stairs off to mezzanine floor

MEZZANINE OFFICE 3.7m x 3.6m

Exposed timbers and beams, timber floor, radiator, Velux window and full width glazing to two aspects

GARDEN ROOM 8.7m x 2.1m

Tiled floor with under floor heating, exposed timbers and beams, two timber external doors to rear patio

DOWNSTAIRS BEDROOM 4.5m x 3.5m

Under floor heating, dual aspect windows, exposed timbers and beams

ENSUITE 2.5m x 2.3m

White suite comprising W.C, hand basin, free standing roll top bath with shower attachment, tiled floor with under floor heating, part tiled walls

FIRST FLOOR

BEDROOM FROM STAIRS OFF ENTRANCE HALLWAY 4.5m x 3.6m

Radiator, exposed timbers and beams, gable end and Velux windows

ENSUITE

White suite comprising W.C, hand basin, radiator, exposed timbers and beams, timber floor

MAIN BEDROOM FROM STAIRS OFF DINING AREA 5.9m x 3.2m

Radiator, built in wardrobe with storage cupboard over, exposed timbers and beams, two Velux windows

ENSUITE 1.9m x 1.9m

White suite comprising W.C, hand basin, shower cubicle, radiator, heated towel rail, exposed timbers and beams, part tiled walls, Velux window.

BEDROOM FROM STAIRS OFF LIVING AREA 3.9m x 3.6m

Radiator, exposed timbers and beams, two Velux windows, built in wardrobe with storage cupboard over

ENSUITE 3.2m x 1.9m

White suite comprising W.C, bath with shower attachment over, hand basin, exposed timbers and beams, radiator, timber floor, part tiled walls, Velux window

OUTSIDE

A shared drive gives access to the private, gated drive of this well presented barn conversion. There is a stone drive with well-maintained gardens and lawn to the front of the property, bounded by mature trees, hedging and shrubs. The hedged drive continues along the side of the property to the detached double garage 6.2m x 6.0m with two sets of double doors to the front, pitched tiled roof, side pedestrian door and eaves storage. The large private south facing rear garden has a wide patio adjacent the house, giving access to/from the garden and family rooms. Beds and borders to all sides of the well-kept rear lawn are planted with numerous mature shrubs, flowering plants and trees, the garden being landscaped throughout with natural stone. A bespoke oak framed gazebo 3.3m x 3.3m with clay tiled roof provides a covered patio seating/dining area. A shed provides further garden storage.

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07836320330 James Pugh

SERVICES

We understand from the Vendors that mains electricity and water and shared private drainage is connected to the property. Oil fired central heating. Telephone subject to BT regulations.

TENURE

We understand from the Vendors that the property is freehold and offered with vacant possession upon completion. A service charge of £15 per month covers the shared drainage costs

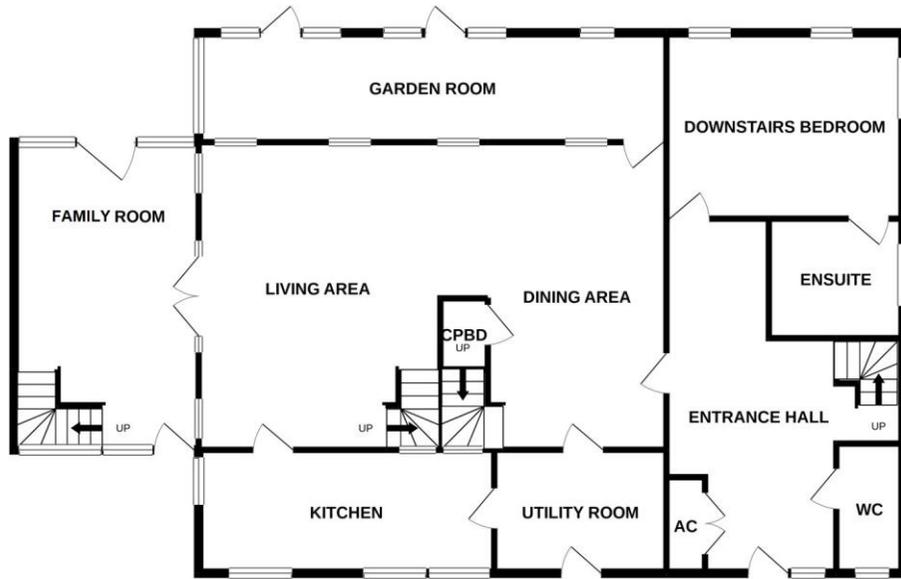
COUNCIL TAX

Band F rates payable £2948.97 (2020/2021)
(Herefordshire Council 01432 260000)

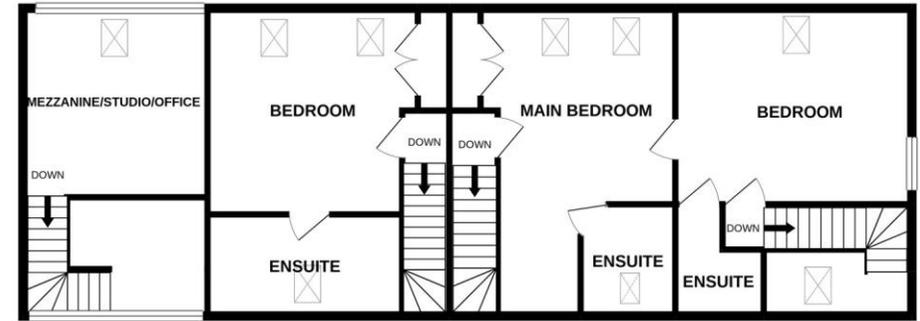
ANTI MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

GROUND FLOOR
1699 sq.ft. (157.9 sq.m.) approx.

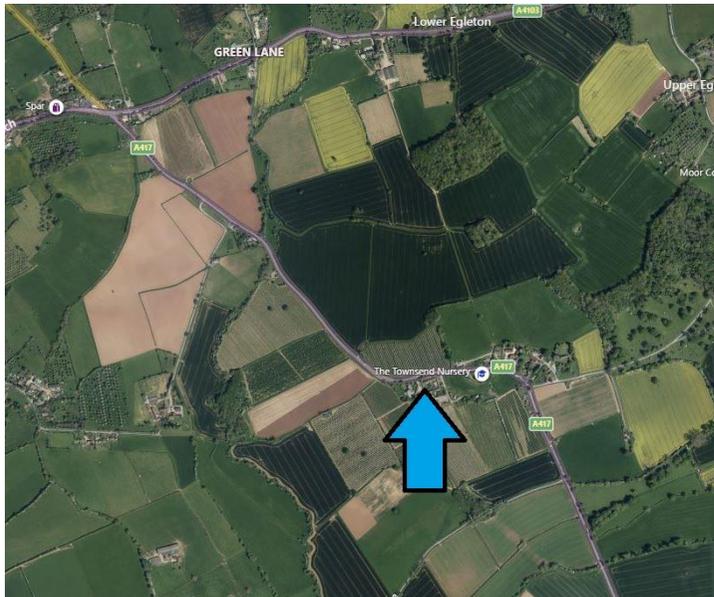


1ST FLOOR
1063 sq.ft. (98.7 sq.m.) approx.



TOTAL FLOOR AREA : 2762 sq.ft. (256.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

From Ledbury head west on the A438 towards Hereford for 3.2 miles until reaching the Trumpet crossroads. At the traffic lights turn right onto the A417 signed towards Leominster. Follow this road for 1.6 miles into and through Asperton village; continue straight on reaching Stretton Grandison, continue past the church on your right and around the sweeping left bend in the road. Shortly thereafter, the entrance to the barns will be on your left hand side.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property. Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.
Details and photographs taken August 2021

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