

FOR
SALE



4 Tan House Court, Much Cowarne, Herefordshire HR7 4JE

£375,000 - Freehold

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PROPERTY SUMMARY

This attractive Grade II Listed barn conversion is one of 4 properties adjoining Tan House, known as Tan House Court, in a lovely rural location, which lies within the larger settlement of Much Cowarne, peaceful yet also easily accessible to the Market Towns of Bromyard (6 miles) and Ledbury (12 miles). The Cathedral Cities of Hereford (11 miles) and Worcester (18 miles) are also both within easy reach.

Much Cowarne has a church, with further village amenities available close by in Burley Gate (1 mile) where there is a primary school, village hall and community shop, and Bishops Frome (3 miles) with 2 public houses and the Hop Pocket Shopping Village. Originally converted in 1987, the property provides spacious and versatile accommodation with 3 bedrooms (1 on the ground floor with en-suite bathroom), a wealth of exposed timber beams, recently replaced hardwood double-glazed windows and doors, together with a double Wainhouse-style carport and large gardens.

POINTS OF INTEREST

- *End-terraced barn conversion*
- *Lovely rural location*
- *Grade II Listed*
- *3 bedrooms, 2 bathrooms*
- *Hardwood double-glazing*
- *Large gardens - 0.2 of an acre*
- *Wain-house style double carport*
- *Oil-fired central heating*



ROOM DESCRIPTIONS

Reception hall

Wood burning stove on raised, slate, plinth, radiator, a small fixed casement window to the side, a large window to the side and staircase to first floor.

Sitting room

Exposed timber beams, windows to front and rear, radiator, storage cupboard and shelving.

Kitchen/breakfast room

Fitted with range of oak-fronted units with worksurfaces and tiled splashbacks, porcelain sink unit, plumbing for washing machine, built-in electric double oven, 4-ring hob with extractor hood, radiator, understairs storage cupboard, windows to side and rear, side entrance door.

A door leads from the reception hall to a

Dressing area

Roof window, radiator.

Bedroom 3

2 windows, radiator, exposed timber beams.

Bathroom no 2

White suite comprising bath with mains shower over, wash hand basin and WC, radiator, window with shutters.

First floor Landing

Radiator, fixed casement window and airing cupboard (also housing the oil-fired central heating boiler).

Bedroom 1

Windows to front and rear, exposed timber beams, radiator.

Bedroom 2

Windows to front and side, radiator, built-in wardrobe.

Bathroom

White suite comprising bath with mixer tap, wash hand basin and WC, part-tiled walls, tiled floor, ladder-style radiator, extractor fan, window to rear.

Outside

Immediately to the front of the property there is an open-plan lawned area with shrubs. There is a double Wain-house style Carport.

There is a large gravelled communal parking and turning area, and lawn with stone boundary wall.

To the rear and side of the property there is a private garden mainly lawned, stocked with a variety of ornamental shrubs and trees. There is a paved patio and the garden is enclosed by fencing and hedging with double access gates from the courtyard. Outside water tap.

Services

Mains electricity and water are connected. Private (shared) drainage system. Oil-fired central heating.

Outgoings

Council tax band E, payable 2024/25 £2777.44. Water rates are payable. There is a monthly service charge of £30 - for the maintenance of the drainage system and courtyard area.

Viewing

By appointment through the Agent, Flint & Cook, 01885 488166.

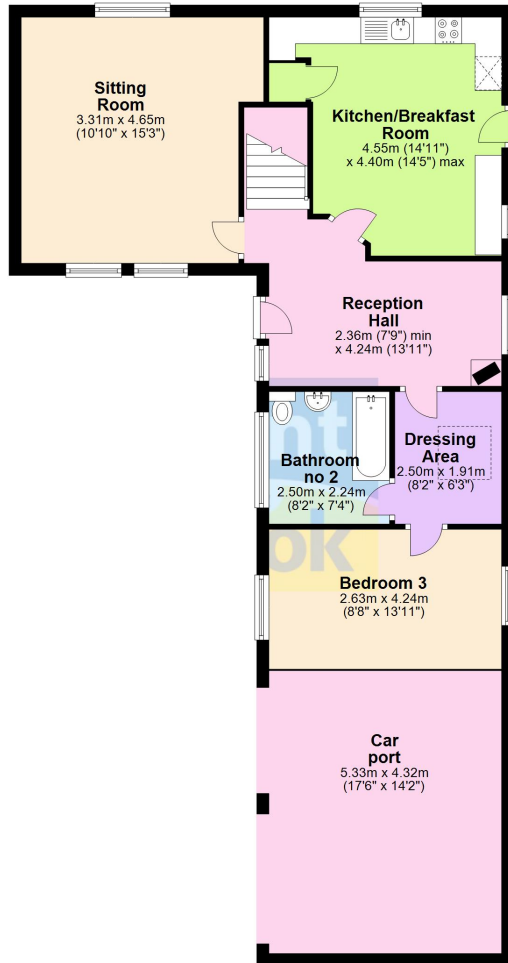
Directions

What3words ///hairspray.ownership.acrobats

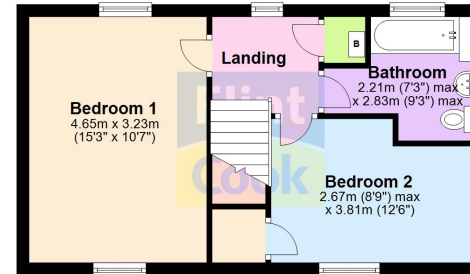
Money laundering regulations

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

Ground Floor
Approx. 69.9 sq. metres (751.9 sq. feet)



First Floor
Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 107.8 sq. metres (1160.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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