



# Hay Barn

Perton  
Stoke Edith  
Hereford  
HR1 4HP



# Hay Barn, Perton, Stoke Edith, Hereford HR1 4HP

**Superb detached barn conversion within an exclusive development in small rural hamlet, 3 bedrooms (2 en-suite), living space on first floor, approximately 1600 sq ft., landscaped garden, parking and car-port.**

This superb detached barn conversion is pleasantly located on an exclusive development of just eight properties in the small hamlet of Perton, between the cathedral city of Hereford (6 miles) and the market town of Ledbury (8 miles) with the M50 (junction2) link.

Local amenities are at the village of Bartestree where there is a shop, fish and chip shop, public house, village hall, sports playing field, nursery school and primary school and the property falls within the catchment of Bishop of Herefords Bluecoat secondary school.

Recently converted in the early 1990s to a very high standard with gas central heating and double glazing the property provides attractive "upside-down" accommodation with the living space designed to take advantage of the lovely rear views with a particular feature being the full height ceiling and exposed beams, in addition there are solar panels, two parking spaces and a carport and an attractive and manageable garden.

To fully appreciate this property we highly recommend an inspection.

## Reception Hall

With part full height ceiling, floor to ceiling glazing with entrance door, flagstone floor and two radiators.

## Bedroom 1 with En-suite

With exposed stonework, patio doors to the rear, radiator access to the **En-suite Bathroom** with large spa bath, wash hand basin and WC, tiled walls and floor, radiator, electric heater and three windows.

## Bedroom 2

With radiator, hatch to the roof space, two full length windows and a further exterior door to the front courtyard.

## Shower Room

With tiled walls and floor, a double shower cubicle with mains overhead fitment, wash hand basin, WC, bidet, shaver point, radiator and a wall-mounted electric heater.

## Bedroom 3 with En-suite

With radiator, three arrow slit windows, two full length windows to the front and the **En-suite Shower Room** with tiled walls and floor, shower cubicle with mains fitment and glass screen, wash hand basin, WC, bidet, radiator, wall mounted electric heater and two windows.

## Plant Room

Which houses the gas fired central boiler, the hot water cylinder, electric meters and solar panel inverter.

## Inner Hall

With radiator and staircase to the first floor.

## Open Plan First-Floor

Which has full height ceilings with exposed timbers and stonework.

## Living Room

With stone fireplace and gas, imitation coal burning fire, flagstone mantle and hearth and a radiator.

## Dining Room

With windows to both the front and rear providing lovely views over farmland towards Shucknall Hill.

## Kitchen/Breakfast Room

Fitted with a range of bespoke wall and base units with oak work surfaces, a twin porcelain sink unit with granite drainers to either side, a terracotta tiled floor, a dresser style unit, integrated dishwasher, washing machine and tumble dryer, space for a range style cooker with gas/electric supply and an oak breakfast bar.

## Outside

The property is approached by a shared cobbled driveway that leads to a paved courtyard, a pathway leads to the front of the property where there is a flagstone courtyard area with a part cider mill, the path then continues to the side where there is a garden shed, a further paved patio (leading off bedroom2). The rear garden has been attractively landscaped with a raised paved patio, a hardwood pergola, there is a lawn with flower beds, ornamental shrubs and trees, a circular brick paved area with iron gazebo over with seating and to the bottom corner of the garden there is a further paved seating area.

There is an outside water tap and further access to the side patio.

The property has designated parking for two vehicles plus there is a carport.



Price - £545,000

#### Services

Mains water, electricity and gas are connected with private (shared) drainage.

#### Outgoings

Council tax band F - £3,250.69 payable 2024/2025  
Water rates are payable.

There is a service charge of £63.70 per month to cover the costs of maintenance of the drainage system and common areas plus the running costs of the lighting system.

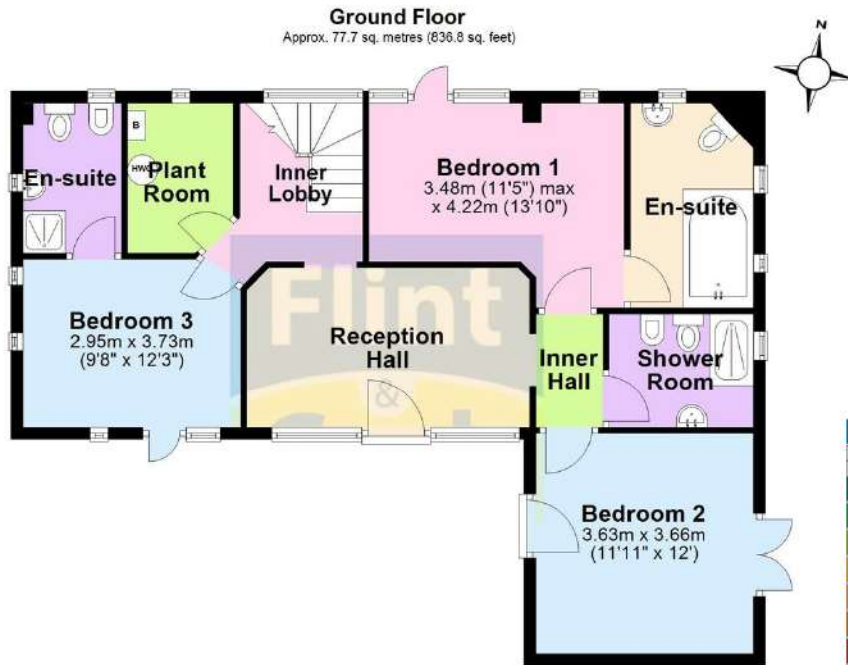
#### Directions

From Hereford proceed towards Ledbury on the A438 and continue through Lugwardine, Bartestree and Dormington, then turn right for Perton. Continue for 1/4 mile, turn right (just past Perton Court) and then immediately right into the development. The Hay Barn is located towards the end and the parking spaces are the last 2 on the left, immediately before going into the courtyard with the car ports

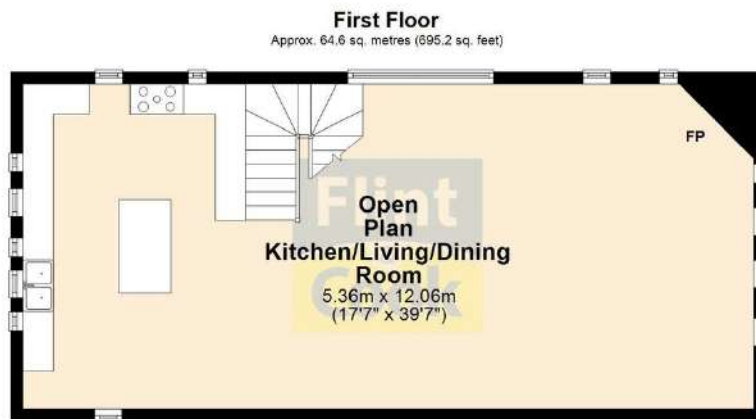
#### Money Laundering Regulations

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90+)	A		
(81-91)	B		
(68-80)	C		
(55-67)	D	61	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 142.3 sq. metres (1532.0 sq. feet)

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

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