



Upper Witherstone Barn

Carey
Herefordshire
HR2 6NQ



Upper Witherstone Barn, Carey, Herefordshire HR2 6NQ

An attractive detached barn conversion, in a lovely rural location, 3 double bedrooms, excellent living space, garage, gardens and grounds extending to 1.25 acres.

The property occupies a tranquil, rural location and is surrounded by open countryside yet easily accessible to the cathedral city of Hereford (7 miles) and the market town of Ross-on-Wye (8 miles) with the M50 motorway link to the Midlands, south west and south Wales.

The hamlet of Carey lies close to the river Wye, in an area of ANOB, where there is a local public house, and the area is noted for its lovely countryside offering walking, cycling, kayaking and swimming.

The original barn dates back to the 18th Century and was converted approximately 30 years ago in a traditional style with double glazing, central heating (LPG), spacious accommodation together with ample parking, garaging, gardens and sloping paddock and the whole extends to approximately 1.25 acres.

Entrance porch with flagstone floor and double doors opening into

Reception Hall

with part full height ceiling and exposed timbers, staircase with exposed floorboards, 2 radiators and windows to the rear.

Utility Room

Plumbing for washing machine, tiled worksurface with splash back, radiator with **Separate WC**, store cupboard and window, boiler cupboard housing the Worcester gas (LPG) fired central heating boiler and hot water cylinder.

L-shaped Lounge

Stone inglenook style fireplace with a woodburning stove, 2 radiators, 4 windows to front and rear.

Kitchen

With quarry tiled floor, floor to ceiling brick fireplace with oil stove, ceiling timbers, twin bowl Belfast style sink unit, storage units, oak worksurfaces/splashbacks, electric double oven, 4 ring gas (LPG) hob, radiator, windows to the front and rear and stable door to the rear porch.

First Floor Gallery Landing

With radiator, windows to the rear, exposed ceiling timbers and original stonework.

Bedroom 1

Has a full height ceiling, exposed floorboards, access to the attic storage, 2 radiators and arrow slit windows.

En-suite Shower Room

Tiled shower cubicle with mains fitment and glass screen, wash hand basin, radiator, WC, extractor fan.

Bedroom 2

Exposed floorboards, radiator, windows to the front

Bedroom 3

With exposed floorboards, radiator and window to the rear

Bathroom

With roll top bath, wash hand basin, WC, exposed floorboards, radiator, extractor fan, window.

Outside

The property is approached via its own entrance leading to a gravelled parking and turning area, then the driveway continues to the front of the property where there is a double garage.

To the front of the property there is a lawned garden and access to the undulating paddock which is enclosed by fencing. There is an upper lawned garden area and lawn to either side of the driveway. To the immediate rear of the property there is a courtyard area with a pedestrian access gate.

Services

Mains electric, private water supply, private drainage, gas (LPG), oil supply for the kitchen stove.

Outgoings

Council tax band F - £3,539.96 payable for 2025/2026

Directions

spicy.couch.carbonate

Viewings

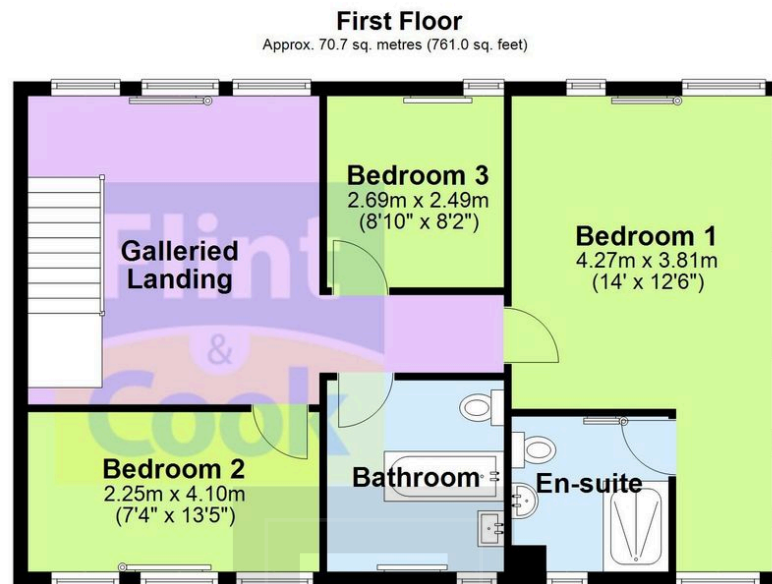
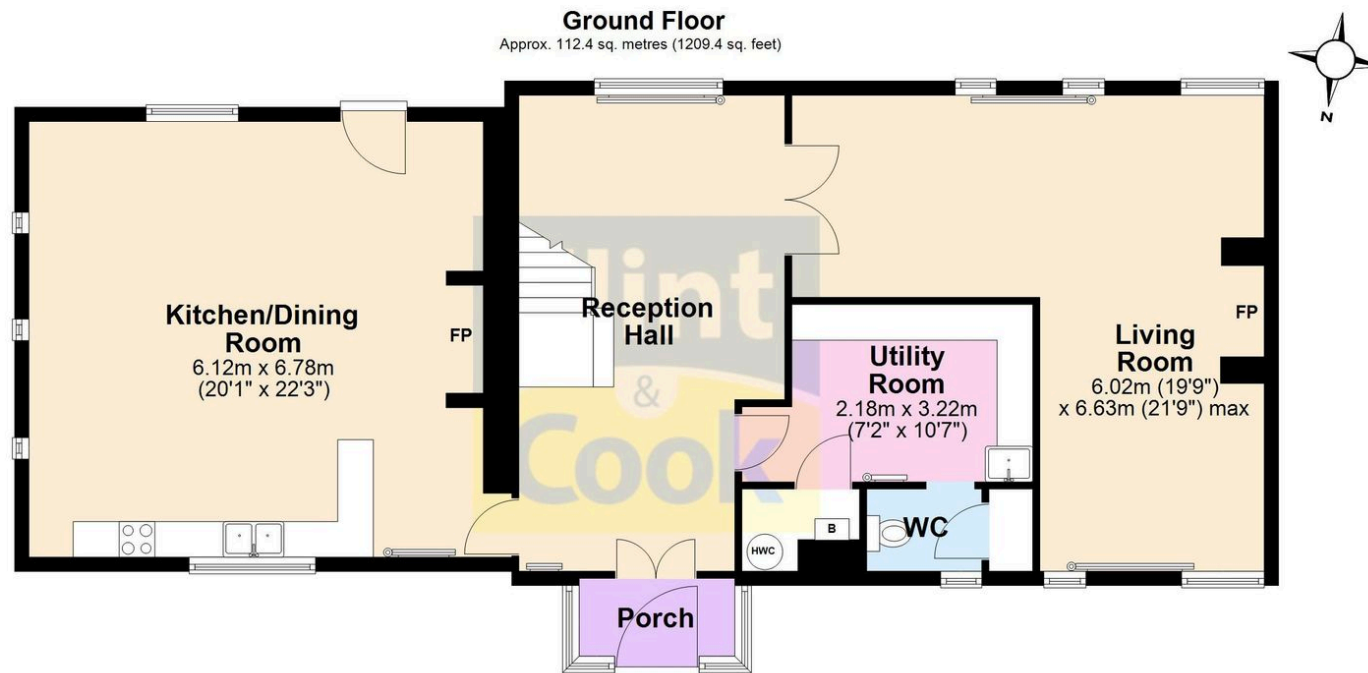
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

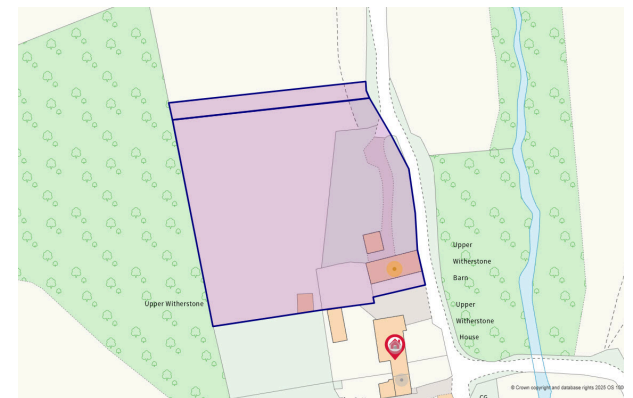
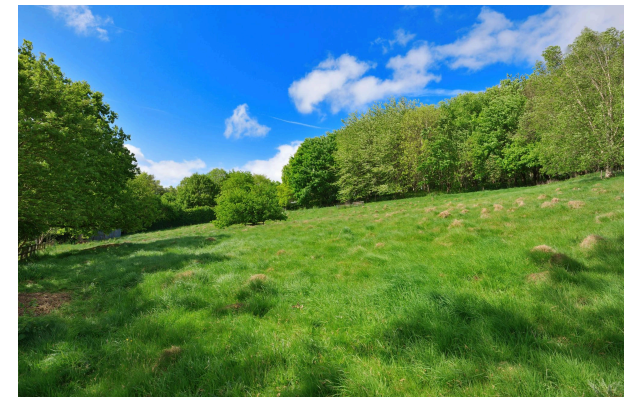






Total area: approx. 183.0 sq. metres (1970.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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