



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

Mains electricity, water. LPG gas.

Drainage TBC

**Outgoings**

Council tax TBC

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

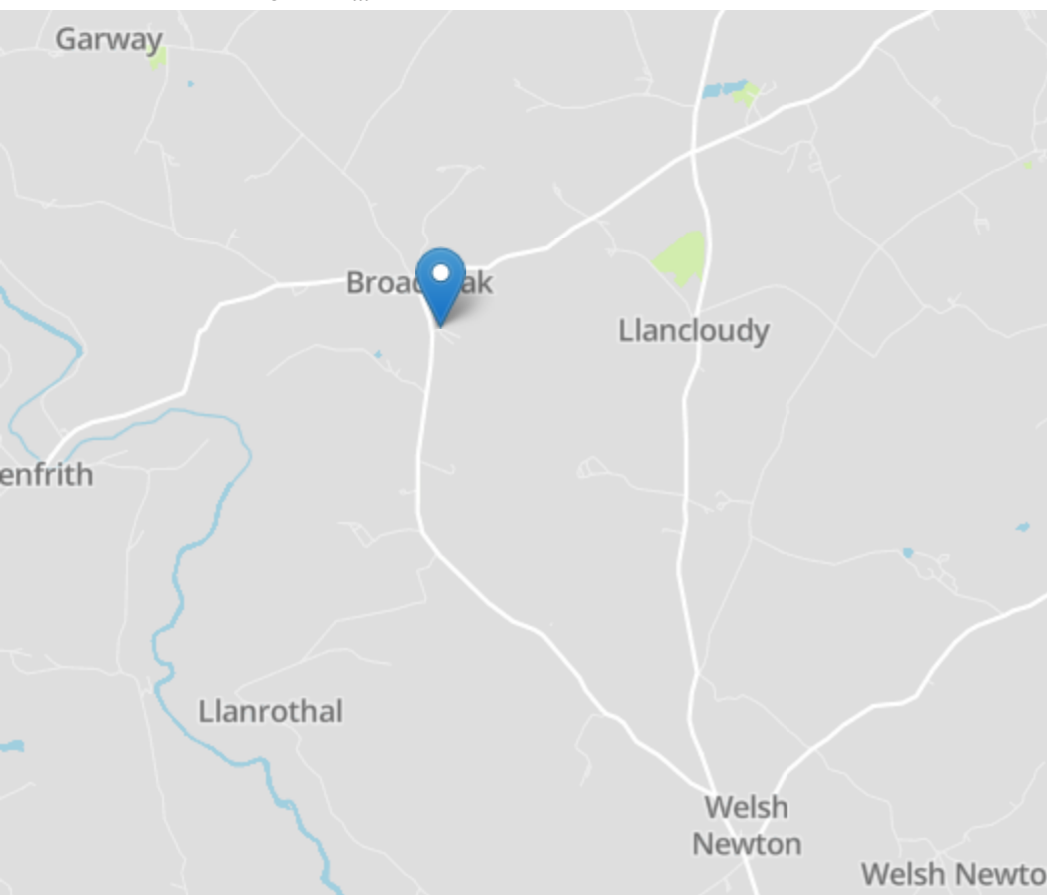
5 Wye Valley View Barns  
Broad Oak Herefordshire HR2 8QU

**£625,000**



**DIRECTIONS**

From Hereford City proceed south onto A49 using the left two lanes to turn slightly left onto Ross Road, after 1.6 miles at the roundabout take the 2nd exit onto A49, after approximately 2.8 miles turn right onto A466, after approximately 6.7 miles turn right onto B4521, after 1.2 miles turn left going past the small new development of properties which are on the right hand side, turn immediately left onto Caldicott Farm, where the development will be found on the left hand side. For those who use 'What3words' ///beefed.minivans



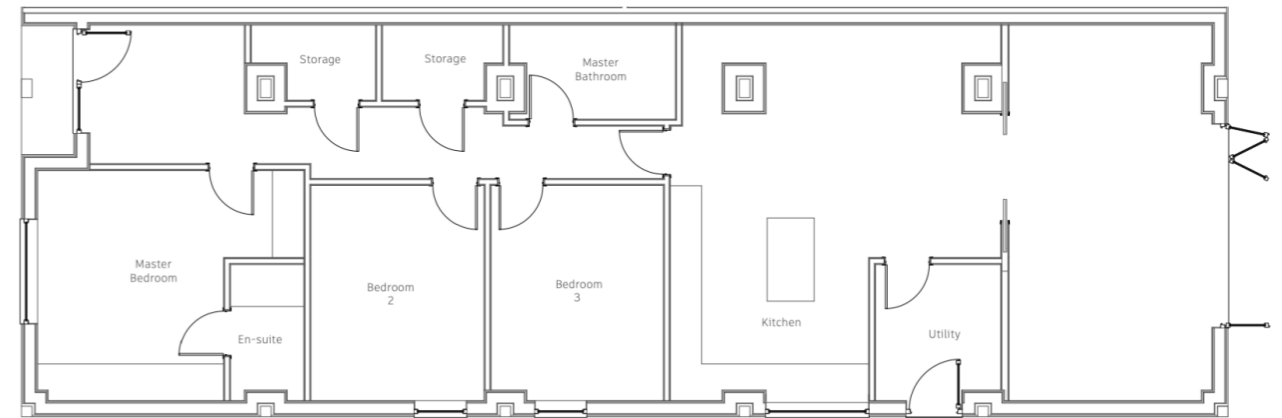
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- One level accommodation • Bespoke architect design • Open plan lounge/kitchen/dining • Master with en-suite • Hive thermostat controls to central heating • Close proximity to M50 to commute

**Hereford 01432 343477**

**Ledbury 01531 631177**



## OVERVIEW

Amidst some of south Herefordshire's most quintessential stunning countryside, a select development of just five impressive barns, which offers an incoming purchaser the opportunity to purchase a new unique build set in the sought after village of Broad Oak. Currently under construction, to a bespoke Architecture Design and with a 10 year structural warranty, this former dairy farm is now being transformed into three/four/five bedroom barn conversions. Plot five offers spacious accommodation on one floor, and comprises open plan lounge, kitchen/dining, utility, master bedroom with en-suite, two further bedrooms, family bathroom, Hive thermostat controls to the central heating, Worcester Bosch boiler with full guarantee, lawned and paved gardens, allocated and visitor parking and outstanding views.

Broad Oak is a very popular village giving a more peaceful and laid back way of life, but with the M50 only approximately 15 to 20 minutes distance gives an incoming purchaser the flexibility to commute. The market town of Monmouth is approximately 6.5 miles away where there are a vast array of amenities to include private schools and charming shops, and the Cathedral City of Hereford is approximately 13 miles away with train station and other amenities.

In more detail the property comprises:

## ONE LEVEL ACCOMMODATION

### Entrance Hall

Having front door, double glazed window, oak engineered flooring, and two built-in storage cupboards.

### Open Plan Kitchen/Dining

7.0m x 6.4m (23' 0" x 21' 0")

Kitchen Area:

Having designer bespoke kitchen, Neff appliances; self venting hob, integrated electric oven, Hotpoint integrated tall fridge, Hotpoint integrated tall freezer, dimmable lighting, breakfast bar area with space for seating, and double glazed window.

Dining Area:

Oak engineered flooring throughout.

Archway through to:

### Lounge Area

7.0m x 3.6m (23' 0" x 11' 10")

With oak engineered flooring, and bi-fold doors onto the rear patio area and garden.

### Utility Room

Having designer floor cupboards with working surface over, single drainer sink unit, space and plumbing for washing machine, oak engineered flooring, and door to outside.

### Master Bedroom

4.6m x 5.6m (15' 1" x 18' 4")

With double glazed window to front elevation, and oak engineered flooring.

Door to:

### En-Suite Bathroom

Having designer Roca suite, vanity unit, designer taps, mirror lights, thermostatic showers and uPVC window.

### Bedroom 2

4.0m x 3.2m (13' 1" x 10' 6")

Having oak engineered flooring, and uPVC window.

### Bedroom 3

3.2m x 4.0m (10' 6" x 13' 1")

Having oak engineered flooring, and uPVC window.

### Family Bathroom

With Roca suite, and uPVCV window.

## OUTSIDE

The outside is planned in a court yard design with landscaped gardens, individual parking/driveways, visitor parking, outside lighting, outside electrics to include project EV electric car charger.

## HEALTH AND SAFETY

All site viewings are strictly through Stooke, Hill and Walshe 01432 343477.

Unauthorised entry onto this site is strictly prohibited at all times.

## AGENTS NOTES:

The Developer has the right to change or amend any specifications if necessary.



## At a glance...

- Kitchen/Dining 7.0m x 6.4m (23' 0" x 21' 0")
- Living Area 7.0m x 3.6m (23' 0" x 11' 10")
- Master Bedroom 4.6m x 5.6m (15' 1" x 18' 4")
- Bedroom 2. 3.2m x 4.0m (10' 6" x 13' 1")
- Bedroom 3. 3.2m x 4.0m (10' 6" x 13' 1")

## And there's more...

- BT Optic Fibre
- Landscaped garden with Indian sandstone Patio
- Outstanding views
- Aluminium bi-fold doors & uPVC windows
- Oak doors, oak engineered floors
- Thermostatic controlled showers
- Project EV Electric car charger
- Ample allocated and visitor car parking

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.