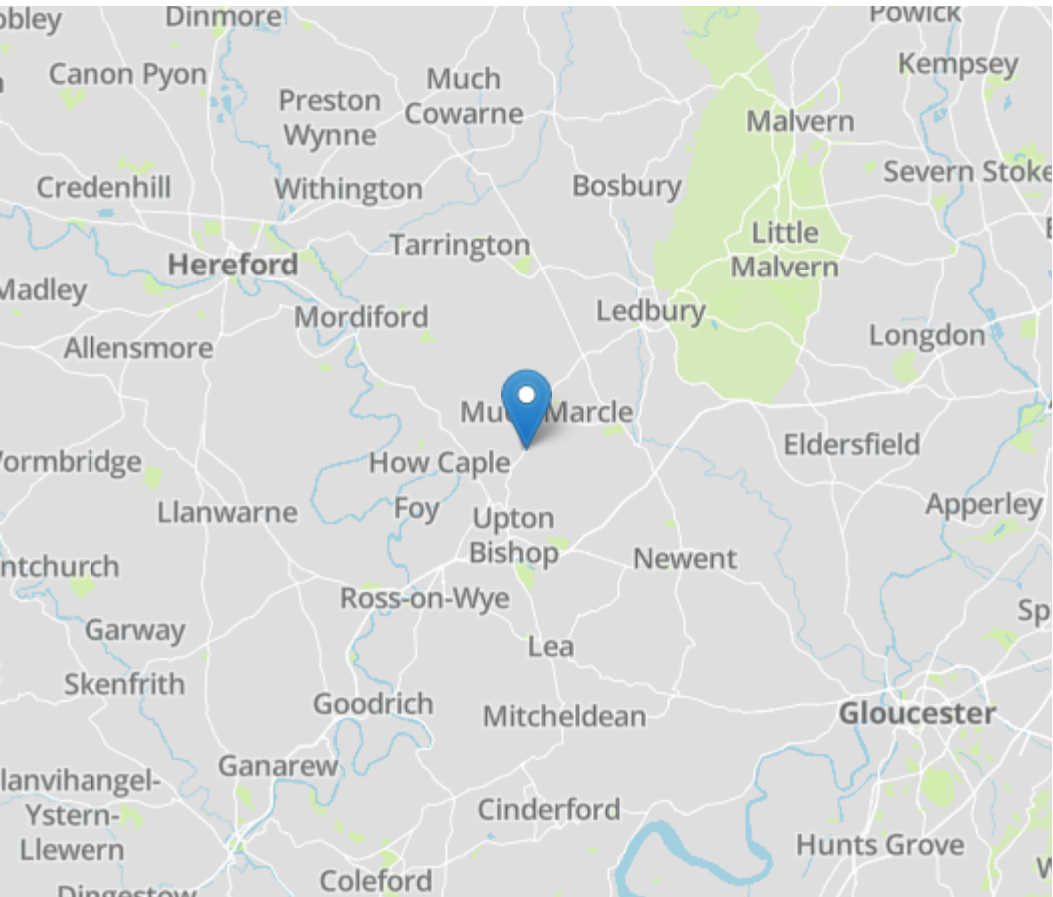




## DIRECTIONS

From Ledbury proceed on the A449 towards Much Marcle and on approaching the village continue past The Walwyn Arms and along the straight to the next crossroads turn LEFT (ignore the signpost for Lyne Down which points to the right) and proceed for approximately 50 yards then turn left into the courtyard, where The Granary will be found on the left.



## GENERAL INFORMATION

### Tenure

Freehold.

### Services

Mains electricity, private drainage system, oil fired central heating, mains water

### Outgoings

Council Tax: Band G

### 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

### 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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>	<div></div>	<div>87</div>
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC
		

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.

## The Granary, Much Marcle Ledbury HR8 2NT

# £599,950

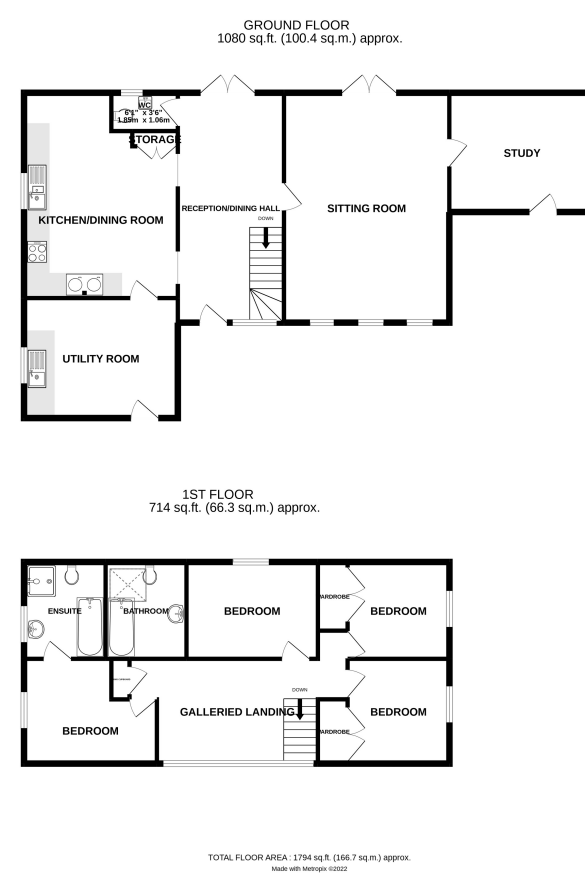


- An Attractive Detached Barn Conversion.
- Spacious Reception Rooms.
- Many Character Features.
- Four Double Bedrooms.
- Two Bathrooms.
- Enclosed Private Gardens.
- Garage and parking for numerous vehicles.

Hereford 01432 343477

Ledbury 01531 631177





## The Granary

### Situation and Description

The property is situated in a pleasant rural location close to the village of Much Marcle. The Granary is an attractive barn conversion with many character features throughout and benefits from spacious reception rooms, four double bedrooms, two bathrooms, private enclosed, garden, garage and parking for numerous cars.

Internal viewing highly recommended and in more detail the accommodation comprises:

### Ground Floor

#### Dining Hall

22' 0" x 9' 6" (6.71m x 2.90m) with feature double height windows to front, wood effect flooring, feature brick wall, double doors to rear opening onto the garden, power points, radiator. Door to:

#### Cloakroom

with window to rear, low flush w.c., wash basin, extractor fan, Karndean tile effect flooring.

#### Sitting Room

21' 0" x 15' 2" (6.40m x 4.62m) with feature Arrow Slit windows to front and double doors to rear opening onto the garden, feature wood burning stove with canopy over, stone hearth, radiator, power points, T.V point, wall lights. Door to:

#### Study

13' 4" x 10' 10" (4.06m x 3.30m) with separate

external entrance, window to side, radiator, power points, telephone point, wall lights.

#### Kitchen/Dining Room

18' 9" x 14' 3" (5.71m x 4.34m) with Arrow Slit windows to side, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, oil fired Aga, separate built-in four ring electric hob with oven under and extractor hood over, eye level wall cupboards, integrated dishwasher and fridge/freezer, tiled flooring, tiled splashbacks, feature brick wall and exposed beams, power points, radiator, telephone point. Door to:

#### Utility Room

10' 11" x 13' 0" (3.33m x 3.96m) with window to rear and door to front, Velux roof light, range of laminate worktops with cupboards and drawers under, inset stainless steel sink with drainer, tiled flooring, power points, Worcester Oil Fired Central Heating boiler.

### First Floor

#### Galleried Landing

with feature windows to front, radiator, door to Airing Cupboard housing the hot water cylinder. Doors to:

#### Master Bedroom

11' 0" x 9' 11" (3.35m x 3.02m) with window to side, radiator, power points, T.V point, double doors to built-in wardrobes, door to:

#### En-Suite

7' 6" x 7' 4" (2.29m x 2.24m) with window to side, panelled bath, separate shower cubicle, low flush w.c., pedestal wash basin, extractor fan, radiator.

#### Bedroom Two

12' 3" x 9' 7" (3.73m x 2.92m) with window to side, radiator, power points, double doors to built-in wardrobes.

#### Bedroom Three

12' 3" x 8' 11" (3.73m x 2.72m) with window to side, radiator, power points, double doors to built-in wardrobe, hatch to loft space.

#### Bedroom Four

12' 5" x 8' 7" (3.78m x 2.62m) with window to rear, radiator, power points.

#### Bathroom

with Velux window, panelled bath with shower attachment over, low flush w.c., pedestal wash basin, tiled splashbacks, extractor fan, radiator.

### Outside

#### Approach

The property is approached from the country lane over a courtyard and through a wooden gate which leads to an extensive parking area and Garage.

#### Garage

15' 0" x 13' 1" (4.57m x 3.99m) with up and over

door, power and light connected, and large wine store.

### Garden

The garden forms a delightful feature of the property and comprises a cosy garden shelter to the rear of the garage, large lawned area with patio and onto a further paved area with useful wooden sheds. The garden enjoys considerable privacy and is well stocked with mature trees and shrubs and is enclosed on all sides making it safe for children and pets.



## Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

## At a glance...

- ☒ Dining Hall  
22' x 9'6 (6.71m x 2.90m)
- ☒ Sitting Room  
21' x 15'2 (6.40m x 4.62m)
- ☒ Study  
13'4 x 10'10 (4.06m x 3.30m)
- ☒ Kitchen/Dining Room  
18'9 x 14'3 (5.71m x 4.34m)
- ☒ Utility Room  
10'11 x 13' (3.37m x 3.96m)
- ☒ Master Bedroom  
11' 9'11 x 3.35m x 3.02m)
- ☒ Bedroom Two  
12'3 x 9'7 (3.73m x 3.02m)
- ☒ Bedroom Three  
12'3 x 8'11 (3.73m x 2.72m)
- ☒ Bedroom Four  
12'5 x 8'7 (3.78m x 2.62m)
- ☒ Garage  
15' x 13'1 (4.57m x 3.99m)

## And there's more...

- ☒ Detached Barn Conversion.
- ☒ Spacious Accommodation.
- ☒ Many Character Features Throughout.
- ☒ Four Double Bedrooms.
- ☒ Two Bathrooms.
- ☒ Private Garden.
- ☒ Garage and Ample Parking.