

FOR  
SALE



The Wain House, Holme Lacy, Hereford HR2 6PH

£725,000 - Freehold

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## PROPERTY SUMMARY

An individual detached barn conversion, in a peaceful rural location, with 4 bedrooms (2 en-suite) about 2325 sq ft, fantastic rear views and lovely gardens extending to about 1/2 an acre.

## POINTS OF INTEREST

- *Individual detached barn conversion*
- *Quiet rural location*
- *4 bedrooms, 2 en-suites*
- *Just over 1/2 an acre*
- *Spectacular views*
- *Oil-fired central heating, double glazing*



## ROOM DESCRIPTIONS

### Recessed porch

Flagstone floor and door to

### Reception hall

Radiator, laminate flooring, 2 storage cupboards, panelled-glazed doors to the

### Lounge

Clearview woodburning stove on a flagstone hearth, 2 radiators, window to side, double doors to the side patio and single door with glazed side panels to the rear balcony.

### Kitchen/dining room

With oak flooring and fitted with range of Shaker-style base and wall mounted units, central island station, electric double oven, hob and extractor hood, 2 radiators, full-height ceiling with exposed timbers, 1 1/2 bowl sink unit, built-in dishwasher, 3 windows and double doors to the side garden.

### Inner hall

### Utility room

Part panelled walls, plumbing for washing machine, space for tumble drier, sink unit, oil-fired central heating boiler, electric fuseboard and Velux roof window.

### Study

High ceiling, exposed timbering, large window, radiator.

### Bedroom 3

Built-in wardrobe, windows to side and rear.

### Bedroom 4

Built-in wardrobe, window to rear.

**The staircase leads from the entrance hall to the**

### First floor landing

### Bedroom 1

Large window with spectacular views, radiator, built-in wardrobe, access to eaves and En-suite Shower Room having tiled shower cubicle with mains fitment and glass screen, wash hand basin and WC with cupboard under, ladder-style radiator, window.

### Bedroom 2

Access to eaves storage space, radiator, Velux window and En-suite Bathroom with bath, tiled floor, part-tiled walls, wash hand basin, WC, small hatch to roof space, radiator, Velux window.

### Outside

To the front of the property there is a concreted parking area and an open-plan lawned area with ornamental shrubs and railings. To the side there is a 5-bar gate leading to a further parking area with Workshop, there is also a lawned garden with a variety of ornamental and fruit trees, vegetable beds, a soft fruit cage, herb beds and Greenhouse.

Immediately to the side of the property and leading from the Kitchen is a paved patio with steps down to a further patio and sun deck.

To the rear of the property there is a raised lawn with particularly fine views towards Clee Hill, and a large pond. To the other side of the property there is a former brick Pigscot and pedestrian entrance gate.

The whole extends to just over half an acre.

### Services

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

### Outgoings

Council tax band F, payable 2024/25 £3397.60. Water rates are payable.

### Directions

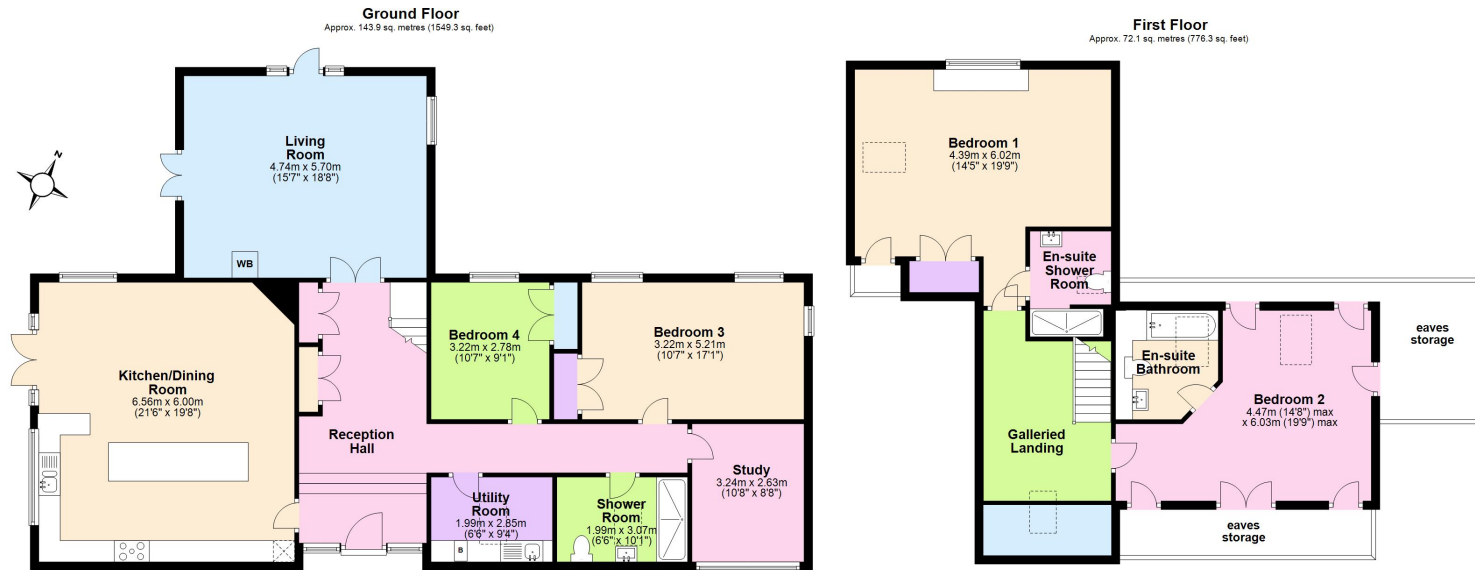
From Hereford proceed initially south on the A49 towards Ross-on-Wye. At the crossroads, by the Broadleys public house, turn left towards Holme Lacy, and just before the village turn right, signposted Aconbury and Bogmarsh. The property is located on the right-hand side after 1 mile.

### Viewing

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

### Money laundering regulations

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



Total area: approx. 216.1 sq. metres (2325.6 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**The Wain House, Holme Lacy, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	58	69
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			