



1 Wye Valley View Barns,  
Broad Oak Herefordshire HR2 8QU

**£725,000**



**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

**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**

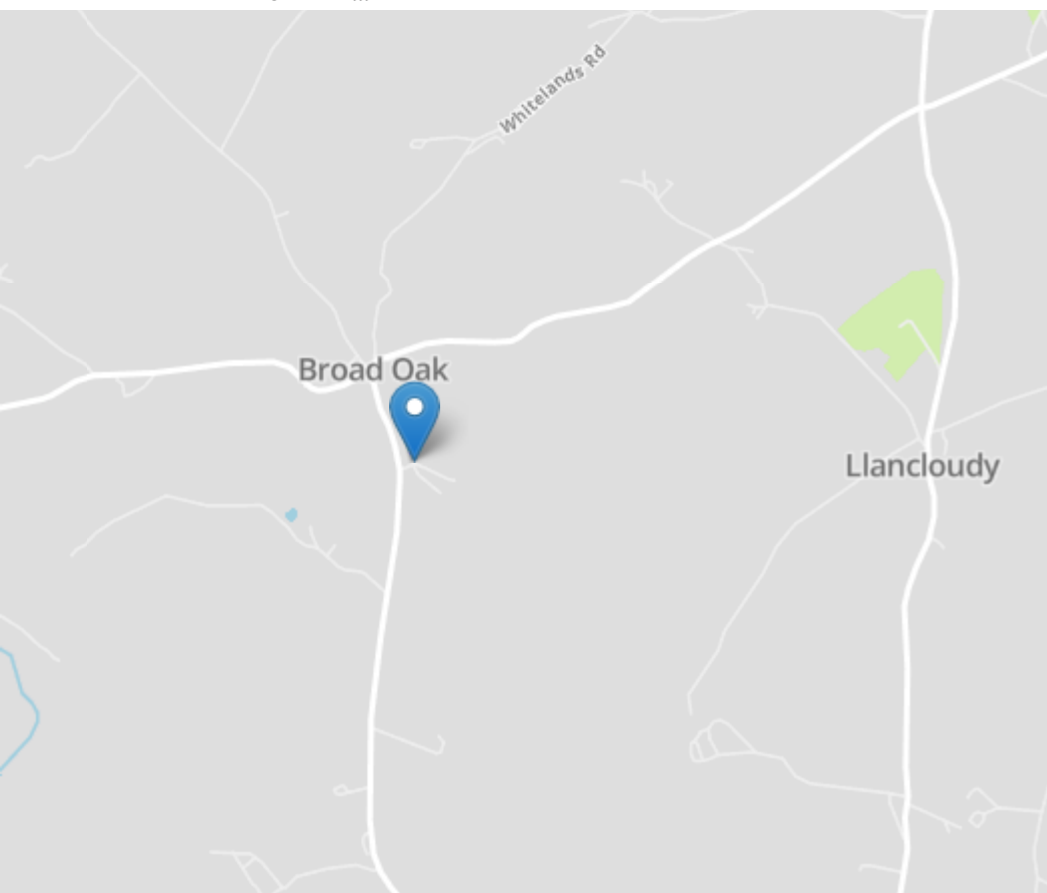
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

**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.

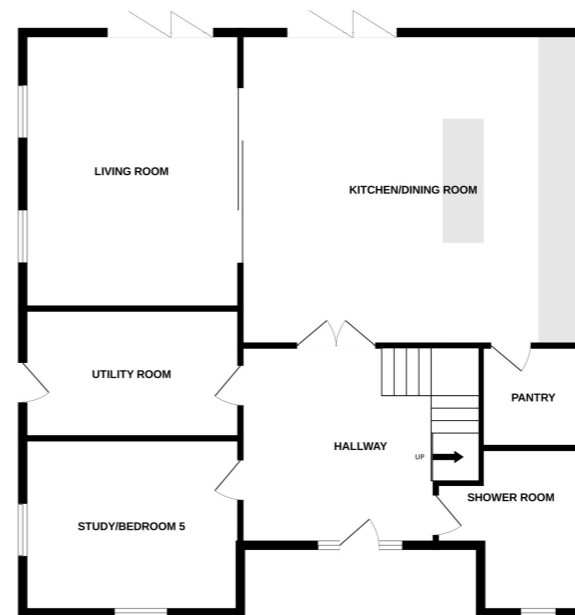
- Bespoke architect design • 10 year structural warranty • Two en-suite bedrooms • Dressing room to master bedroom • 4/5 bedrooms and 4 bathrooms • Close proximity to M50 to commute

**Hereford 01432 343477**

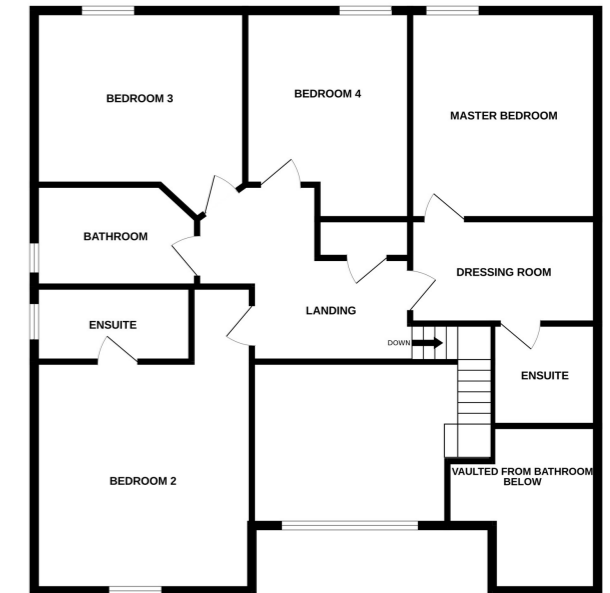
**Ledbury 01531 631177**



GROUND FLOOR  
1235 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR  
1237 sq.ft. (114.9 sq.m.) approx.



TOTAL FLOOR AREA : 2471 sq.ft. (229.6 sq.m.) approx.  
Made with Metropix ©2024

**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 one offers substantial accommodation, and comprises lounge, kitchen/dining, walk-in pantry, utility, study/home office/bedroom five if so desired, downstairs wet/shower room, four bedrooms to first floor, with master having dressing room and en-suite, second bedroom with en-suite, family bathroom, Hive thermostat control to the central heating, Worcester Greenstar Bosch boiler with full guarantee, full guarantee on windows and doors, engineered oak flooring, oak doors, lawned and paved gardens, allocated and visitor parking and outstanding views.

Broad Oak is a very popular village with the M50 only approximately 15 to 20 minutes distance giving 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 this property comprises:

Front door to:

**GROUND FLOOR**

**Grand Entrance Hall**

A bright and airy room, having double glazing comprising windows either side of the front door, and oak engineered flooring.

**Home Office/Bedroom 5**

4.17m x 3.35m (13' 8" x 11' 0")  
Having two uPVC windows, one to front elevation and one to the side elevation.

**Downstairs Shower Room**

With designer Roca suite, vanity units, designer taps, thermostatic controlled shower, uPVC window to front elevation and part vaulted ceiling.

**Kitchen/Dining Room**

6.01m x 6.61m (19' 9" x 21' 8")  
Having designer bespoke kitchen, Neff appliances; self venting hob, integrated electric oven, Hotpoint integrated tall fridge, Hotpoint integrated tall freezer, large island breakfast bar, dimmable lighting, and bi-fold doors onto the rear.

**Pantry**

1.03m x 1.97m (3' 5" x 6' 6")

**Living Room**

4.16m x 5.5m (13' 8" x 18' 1")  
With dimmable lights, bi-fold doors to rear elevation and two uPVC windows to side elevation.

Oak/glass staircase from reception hall leads to:

**FIRST FLOOR**

**Galleried Landing**

With built-in storage cupboard.

**Master Bedroom**

3.58m x 4.01m (11' 9" x 13' 2")  
Having uPVC window to rear.  
Door to:

**Dressing Room**

Door to:

**En-Suite Shower Room**

Having designer Rocco suite, vanity units, designer taps, mirror lights, and thermostatic controlled shower.

**Bedroom 2**

4.17m x 4.42m (13' 8" x 14' 6")  
Having uPVC window to front aspect.  
Door to:

**En-Suite Shower**

Having designer Roca suites, vanity units, designer taps, mirror lights, thermostatic showers and uPVC window to side aspect.

**Bedroom 3**

3.36m x 4.0m (11' 0" x 13' 1")  
Having uPVC window to side aspect.

**Bedroom 4**

3.17m x 3.36m (10' 5" x 11' 0")  
With uPVC window to rear aspect.

**Master Bathroom**

3.17m x 3.36m (10' 5" x 11' 0")  
With uPVC window to rear aspect, Roca suite.

**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 EVelectric car charger.

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**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...**

- Home Office/Bedroom 5. 4.17m x 3.35m (13' 8" x 11' 0")
- Kitchen/Dining Room 6.01m x 6.61m (19' 9" x 21' 8")
- Pantry 1.03m x 1.97m (3' 5" x 6' 6")
- Living Room 4.16m x 5.5m (13' 8" x 18' 1")
- Master Bedroom 3.58m x 4.01m (11' 9" x 13' 2")
- Bedroom 2. 4.17m x 4.42m (13' 8" x 14' 6")
- Bedroom 3. 3.36m x 4.0m (11' 0" x 13' 1")
- Bedroom 4. 3.17m x 3.36m (10' 5" x 11' 0")

**And there's more...**

- Home office/bedroom five
- 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.