

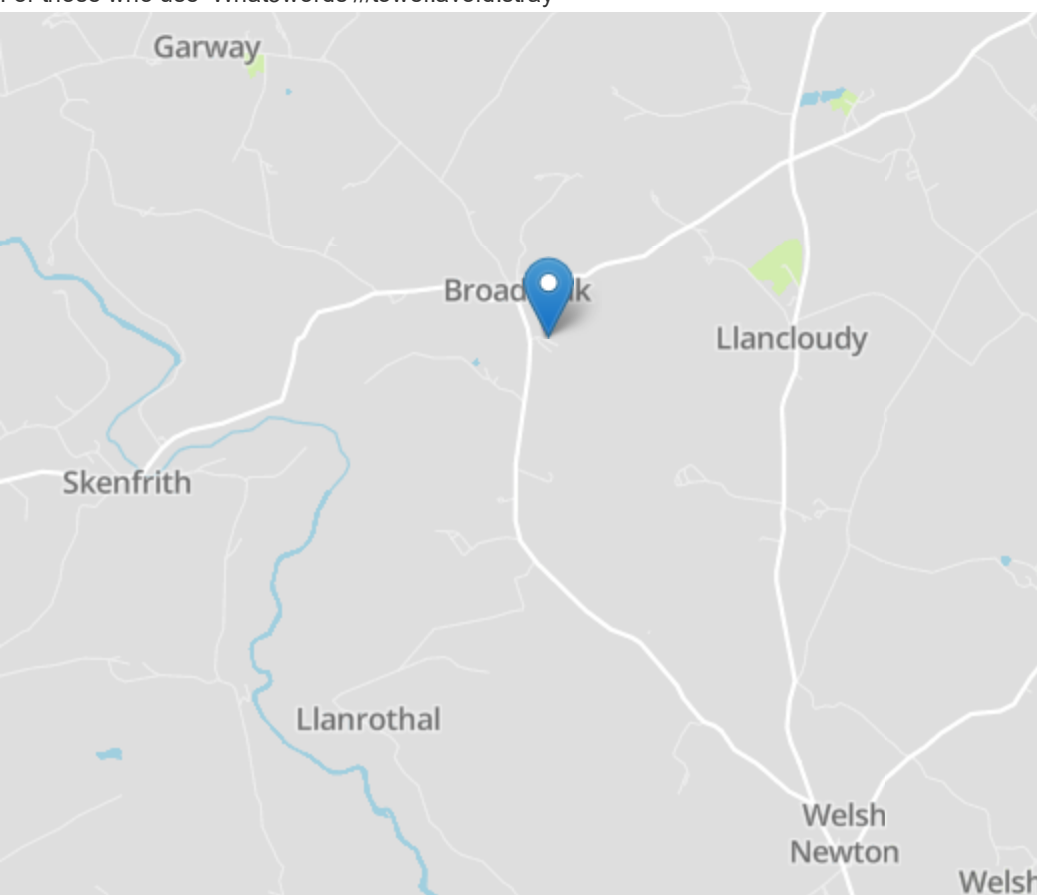
The Dutch Barn ,
Broad Oak Hereford HR2 8QZ

Price Guide £250,000



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 Dutch Barn can be found on the left hand side. For those who use 'What3words' ///towel.avoid.stray



GENERAL INFORMATION

Tenure

FREEHOLD

Services

Water, electricity and fibre broadband are available for connection. Drainage by private bio clear system with easements to drain into drainage field (to be installed by purchaser). Storm water overflow drain ready to connect up to.

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

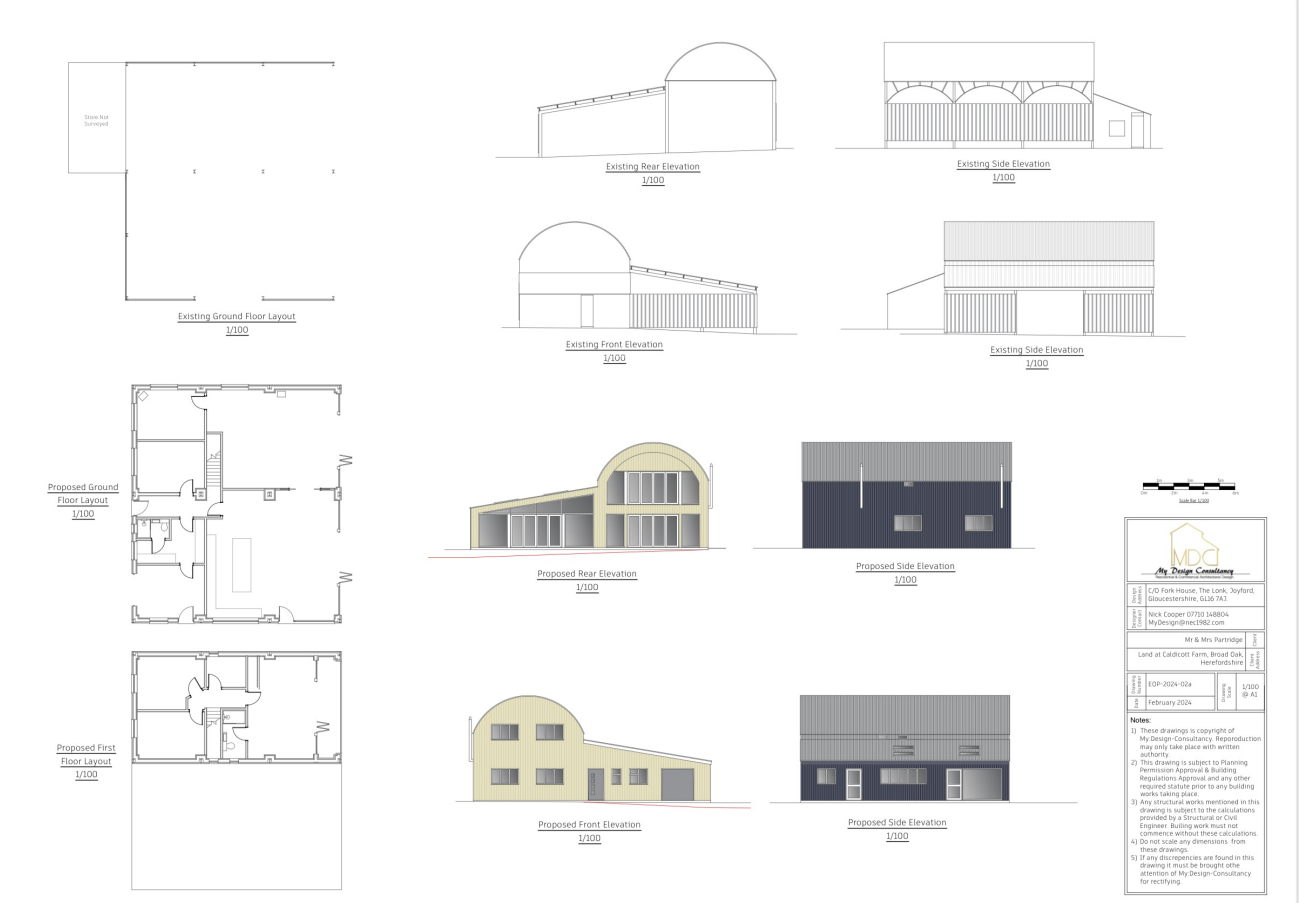
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • FULL PLANNING CONSENT HAS BEEN GRANTED Planning Application Number: 240841 • Gardens and parking extending to 0.25 acre

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

Amidst some of south Herefordshire's most quintessential stunning countryside, enjoying planning consent to transform a detached agricultural Dutch

barn into a substantial 3/4 bedroom single dwelling property, extending to approximately 3000 sq ft. Enjoying a large plot providing gardens and parking. Planning application dated August 2024. number: 240841. Grid Ref:348187:221006.

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.

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.



At a glance... And there's more...

- ☒ Full planning granted for conversion of a Dutch barn
- ☒ Substantial 3000 sq ft 3/4 bedroom single dwelling
- ☒ Extending to 0.25 acres
- ☒ Commutable to M50
- ☒ Monmouth approximately 6.5 miles distance
- ☒ Hereford City approximately 13 miles distance