

FOR
SALE



Monks Barn, Ocle Mead, Ocle Pychard, Hereford HR1 3RN

£540,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

This attractive barn conversion is set within an exclusive development of just 11 properties in the parish of Ocle Pychard, offering a peaceful rural setting. It lies approximately a mile from the village of Burley Gate, which offers a shop/post office and a primary school. The property is also well positioned for easy access to the Cathedral City of Hereford (6.5 miles), as well as the market towns of Bromyard (7.5 miles), Ledbury (12 miles), and Leominster (12 miles).

Converted to an exceptional standard, this property showcases a wealth of exposed internal timbering, high first-floor ceilings, and high-quality fittings throughout. Offering spacious four-bedroom accommodation of just over 1,700 sq. ft., it also benefits from ample parking and a generous private garden.

A viewing is highly recommended.

POINTS OF INTEREST

- *Four double bedrooms, 2 en-suites*
- *Immaculately presented throughout*
- *Ideal family home!*
- *Fantastic rear garden & ample parking*
- *Must be viewed!*
- *Stunning barn conversion on an exclusive development*



ROOM DESCRIPTIONS

Ground floor

A large glazed door opens into

Open plan Kitchen/Dining/Living space

A superb open-plan space designed for family living, the kitchen area features a range of oak-style base units topped with granite work surfaces and matching splashbacks. It includes a built-in sink unit, a Range-style cooker with extractor hood, an integrated dishwasher, and space for a freestanding fridge/freezer. The room is finished with a limestone floor, a radiator, a side-facing window, and a door leading to the rear garden.

The adjoining dining/living area boasts laminate flooring, a vertical tubular radiator, an additional standard radiator, and stairs rising to the first floor with a useful under-stairs storage cupboard. A central heating thermostat is also located here, with doors leading to further rooms.

Utility area

With sink, storage shelves, oil fired central heating boiler.

Downstairs Cloakroom

Limestone flooring, radiator, WC, wash hand-basin, extractor fan, part panelled walls.

Lounge

A charming and inviting space featuring a wood-burning stove set within a brick surround and resting on a limestone hearth. Built-in bookshelves add character and functionality, while two radiators provide warmth. Double doors open to the front, enhancing the room's light and airy feel.

Staircase with open balustrades leads from the Dining/Living Room to the

First floor landing

A beautiful light and airy space with exposed timberwork, window to the front aspect, radiator, smoke alarm and doors leading into

Bedroom 1 with en-suite

A fantastic principle bedroom with radiator, velux window, further window to the rear, storage cupboard, cupboard housing the hot water cylinder and door to the En-suite Bathroom with bath, mixer tap and a separate mains shower, wash hand-basin, WC, limestone flooring, ladder style radiator, roof window and extractor fan.

Bedroom 2 with en-suite

With a window to the side aspect, radiator, exposed timbers and door leading to the En-suite Shower Room with tiled shower cubicle with mains fitment, wash hand-basin, WC, limestone flooring, radiator, extractor fan, roof window.

Bedroom 3

A beautifully presented double bedroom with exposed timbers, window to the rear aspect, velux window, fitted carpet, radiator and ceiling light point.

Bedroom 4

A beautifully presented double bedroom with exposed timbers, window to the rear aspect, velux window, fitted carpet, radiator and ceiling light point.

Bathroom

White suite comprising bath with mixer tap, wash hand-basin with storage unit under, WC, limestone flooring, ladder style radiator, roof window, extractor fan.

Outside

The property is approached via flagstone steps leading to a pathway, with a neatly lawned front garden bordered by a brick retaining wall and ornamental shrubs. An iron gate provides side access to the generous rear garden, which is enclosed by fencing and mature hedging, offering a high level of privacy. The garden is well-stocked with a variety of mature shrubs and trees.

Additional features include a workshop with a log store, a garden shed, and a separate rear access point that could offer further parking or storage for a motorhome or caravan (subject to any relevant covenants). At the front of the property, there is designated parking for three vehicles, along with a communal area for oil storage tanks.

Agents note

There is a management charge payable of £60.00 per month for maintenance of the common areas and the drainage system.

Directions

From Hereford proceed initially towards Worcester on the A4103 and then turn left towards Bromyard, passing the Cross Keys public house on the right-hand side and then, after about a further 2 miles turn left (opposite Morris Corfield) into the private drive and turn right into the courtyard and the parking is located towards the rear of the garages. brothers.papers.trackers

Services

Mains water and electricity are connected. Private (shared) drainage system. Oil-fired central heating. Telephone (subject to transfer regulations).

Outgoings-

Council tax band F - £3,538 for 2025/2026
Water and drainage rates are payable.

Viewings-

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

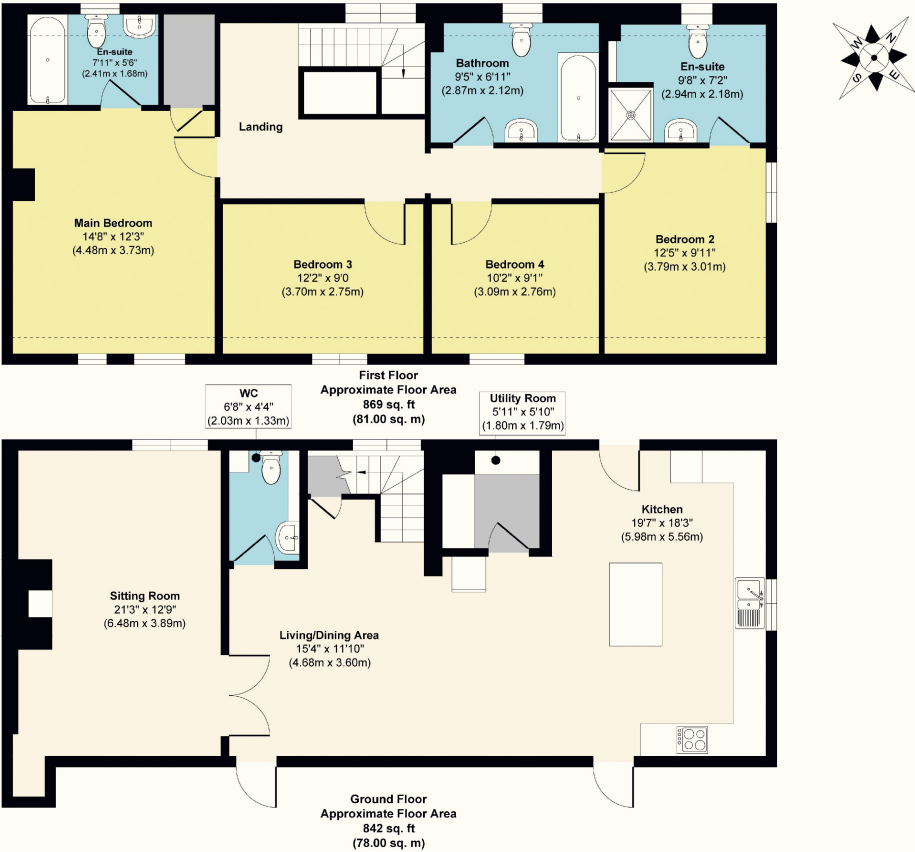
Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	78	86
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		