

**Auction**

4 bed character property to buy

Manor Court, Hereford, Herefordshire,
HR1 4PW

£400,000

 Starting Bid

 x 4  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 4 Double Bedrooms; Detached
- ✓ Situated in the Heart of Fownhope
- ✓ Characterful & Spacious Barn Conversion
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band E**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

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Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

A Characterful Grade II Listed 4 Bedroom Detached Barn Conversion, set in the heart of the sought-after village of Fownhope, with an impressive first floor sitting room, double garage, driveway and gardens to both front and rear.

Entrance Hall – Downstairs WC – 3 Ground Floor Double Bedrooms – Family Bathroom – First Floor Sitting Room – Landing – Bedroom 1 with Ensuite – Dining Room – Kitchen – Integral Double Garage – Driveway – Front & Rear Gardens

This charming and impressively spacious barn conversion occupies a quiet cul-de-sac position right in the heart of Fownhope; a popular village offering local shops, public house and easy access to Hereford. The barn is arranged in an upside down layout, with three bedrooms and a family bathroom on the ground floor and the principal living space, kitchen, dining room and main bedroom suite above, making the most of the barn's original roofline and exposed beams throughout.

The Property

Entrance Hall: A front aspect entrance with glazed side window, feature panelling and stairs up to the first floor. Doors lead to the WC and garage, with steps continuing down to the ground floor bedrooms.

Downstairs WC: Fitted with a low flush WC and wash hand basin, partially tiled and with a double glazed window.

Lower Hall: Connects the three ground floor double bedrooms and family bathroom.

Bedroom 2: A spacious and fully carpeted double bedroom, with a wide double glazed window overlooking the garden and neutrally finished.

Bedroom 3: A further sizeable double bedroom, with a feature beam and double glazed window.

Bedroom 4: The final bedroom is slightly smaller but still a good-size double, with fitted carpets.

Family Bathroom: Fitted with a full-size bath with electric shower over, low flush WC, pedestal wash hand basin and heated towel rail, with partially tiled walls.

Sitting Room: A superb first floor reception room and the standout feature of the barn, featuring a striking vaulted ceiling with remarkable kingpost beams and an array of windows, including three skylights bringing in excellent natural light throughout the day. A gas fire with tiled hearth and mantel provides a cosy focal point, with stairs access down to the ground floor.

Bedroom 1 with Ensuite: The principal bedroom, with double glazed window, skylight and ceiling timber beams. The ensuite is fitted with a shower cubicle, WC, pedestal basin and heated towel rail, partially tiled.

Dining Room: A carpeted reception room just off the kitchen, offering ample space for family dining beneath characterful exposed beams, including a raised storage cupboard.

Kitchen: Fitted with a range of units with laminate countertops over and splashback tiles, incorporating a ceramic sink, integrated Neff electric oven and microwave, electric hob with extractor and space for a dishwasher and fridge. Dual aspect double glazed windows bring in good light, while a further door provides access to an external staircase and the rear garden.

Outside

A driveway leads to the integral double garage, which benefits from an electric up-and-over door, power and lighting, with doors giving access to both the front and rear gardens as well as the entrance hall, and housing the gas central heating boiler.

The front garden is laid to lawn with shrub borders, enclosed by walling and fencing. To the rear, a further generous lawned garden includes a storage shed and is similarly enclosed, with access also available via the external staircase from the kitchen above.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £400,000

Property Type: Character Property

Parking: Driveway & Garage

Year built: 1980

Construction materials: Brick and block, Stone built

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

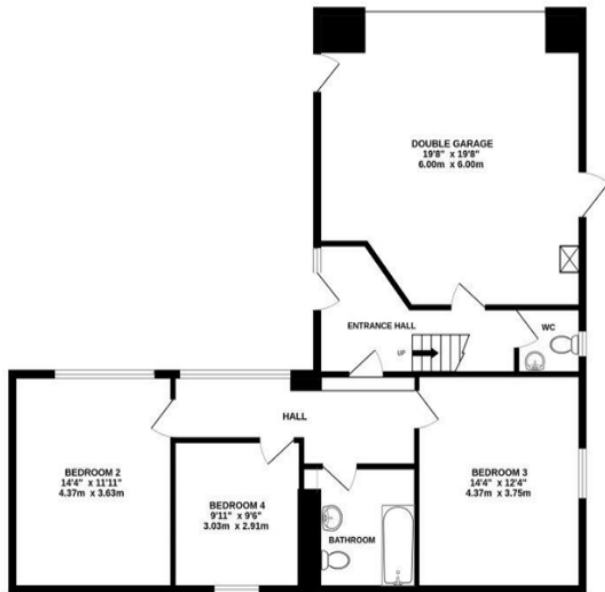
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2127 sq.ft. (197.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Manor Court, Hereford, Herefordshire, HR1 4PW

Contact your local branch today for more information on this property:

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