



The Hop Barn

Munsley, Ledbury, Herefordshire, HR8 2SH,



COUNTRY & CLASSIC

THE HOP BARN

Impressive Five/Six Bedroom Barn Conversion, with Spectacular 31 Foot Open Plan Kitchen/Dining and Living Area, Separate Sitting Room, Large Master Suite with Dressing Room and En-suite, Four Further Large Double Bedrooms, Sitting Room/Sixth Bedroom. Landscaped Garden, Double Garage. In a Peaceful Rural Setting close to Ledbury with Stunning Views Across Open Countryside.

Guide Price £599,995

THE PROPERTY

- 31 Foot Open Plan Kitchen/Dining/Living Area with Full Length Doors/Windows Opening onto Terraced Area and Garden
- Large Sitting Room with Fireplace and Stone Flooring
- Impressive Entrance Hall with Stone Flooring and Large Reclaimed Double Doors to Living Area
- Master Suite with Dressing Room and En-suite with Views across Open Countryside
- Four Further Large Double Bedrooms, two with En-suite Shower Rooms and Large Family Bathroom
- Sitting Room/ Sixth Bedroom with Vaulted Ceiling and Exposed Beams

THE OUTSIDE

- Mature Garden and Flagstone Terrace
- Large Double Garage with Storage Above
- Quiet Rural Setting with Fabulous Views

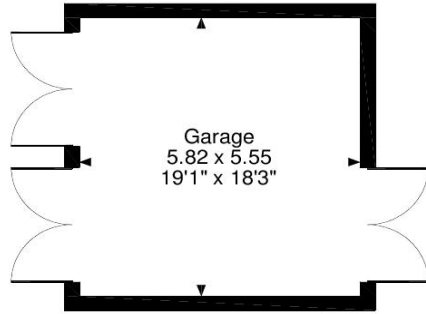
THE SITUATION

- 3 Miles to Ledbury, 4 Miles to M50 Motorway
- 10 Miles to Great Malvern, 12 Miles to Hereford
- Easy Access to Private Schools in Colwall, Malvern, Hereford and Worcester

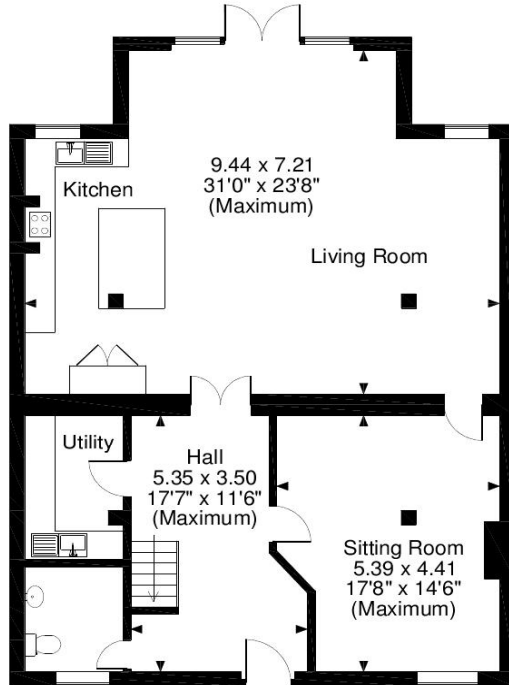
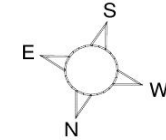




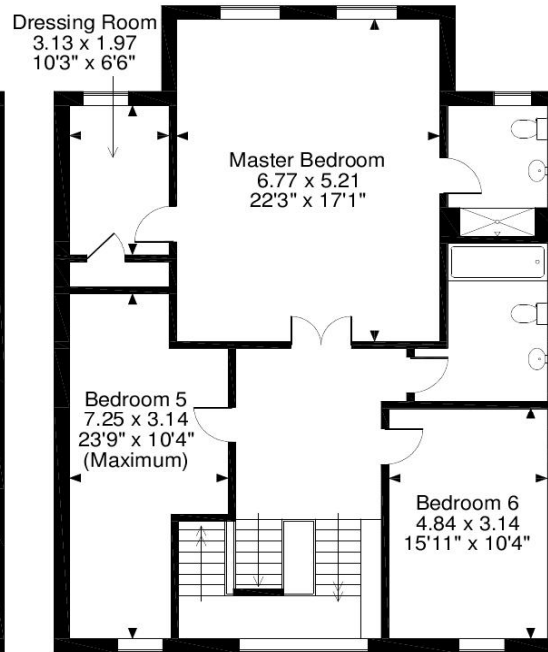
FLOOR PLANS



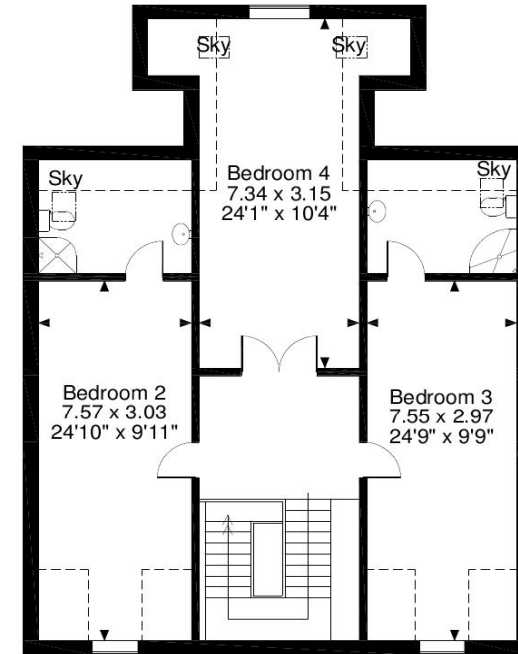
The Hop Barn, Munsley, Ledbury
Approximate Gross Internal Area
Main House = 3483 Sq Ft/323 Sq M
Garage = 348 Sq Ft/32 Sq M
Total = 3831 Sq Ft/355 Sq M



Ground Floor



First Floor



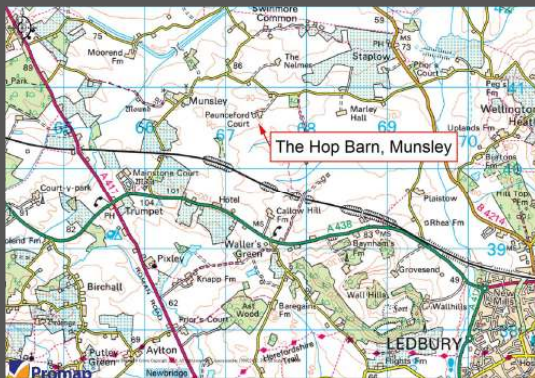
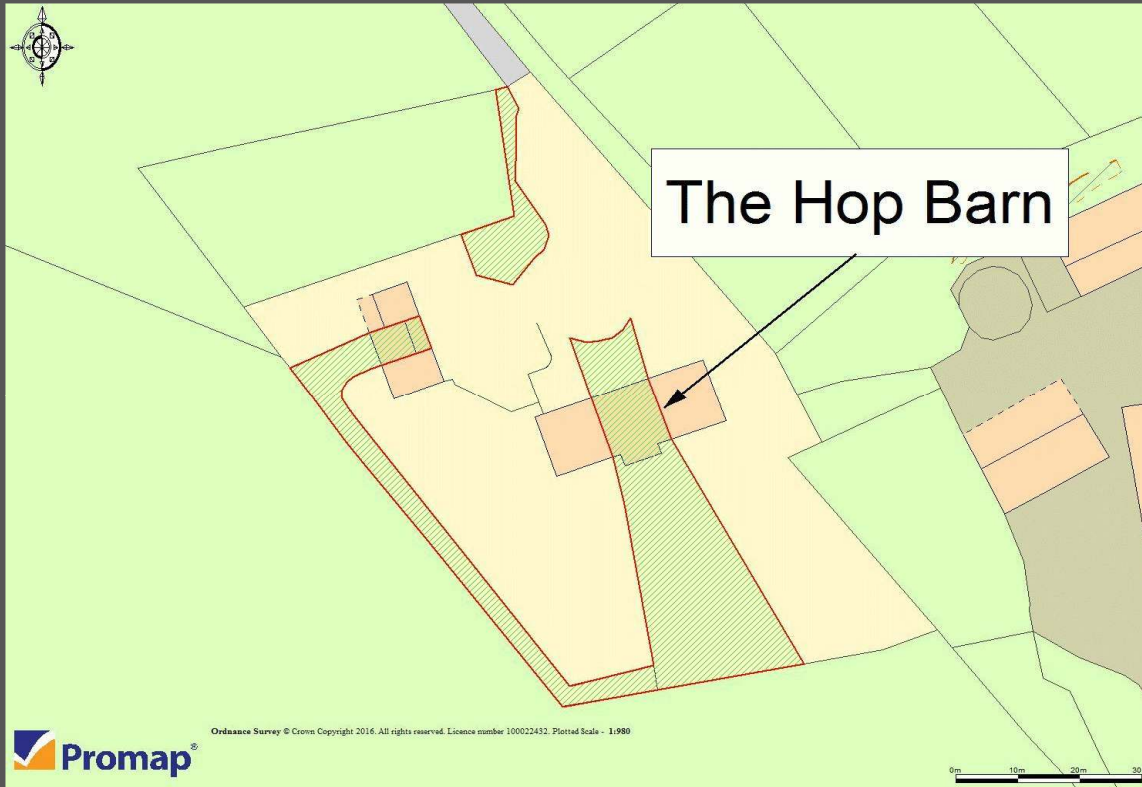
Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8248222/OHI

Country & Classic Properties wish to advise prospective purchasers that we have NOT checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. Country & Classic Properties, for themselves and for the vendors or lessors of this property whose agents they are, give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Country & Classic Properties has any authority to make or give any representation of warranty in relation to this property. C1185





PRACTICALITIES

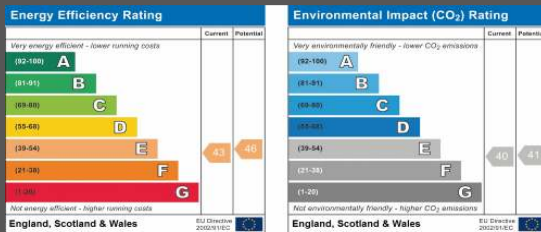
- Council Tax Band: G– Herefordshire Council
- Mains Electricity and Borehole Water
- Shared Private Drainage
- Oil-Fired Central Heating, Underfloor Heating to Ground Floor
- Gas Bottles for Cooker and Fire
- Broadband is Available

DIRECTIONS

HR8 2SH -From Ledbury proceed along The High Street towards the Station and take the B4214 towards Bromyard. After approximately 2 Miles at a small cross roads turn left signposted Munsley. Continue along this road for approximately 1 ½ Miles and just after Paunceford Court, the driveway for The Three Kilns will be on the left. Follow the driveway until you reach The Three Kilns and The Hop Barn is the middle property

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.




COUNTRY
 &
CLASSIC

Tel: 01531 888388 or 07879 630396
 Email: enquiries@countryandclassic.co.uk



