



Lower Court Barn

Putley, Ledbury, Herefordshire, HR8 2QP



COUNTRY & CLASSIC

LOWER COURT BARN

Detached Four Double Bedroom Grade II Listed Barn Conversion with Stables, Dutch Barn & Paddock. Beautifully Presented with Period Features & Large Light Rooms Throughout Offering Tremendous Versatility of Use & Annexe Options. Attractive Enclosed Courtyard & Front Lawned Garden. Situated in a Quiet Rural Location, with Excellent Hacking & Walking. Located in the Village of Putley, near Ledbury

THE PROPERTY

- Large Double Aspect Farmhouse Kitchen with Original Beams, Tiled Floor, Aga, Electric Cooker & Hob, Belfast Sink. Stable Door to Enclosed Courtyard with Covered Seating Area
- Large Utility Room with Adjacent Shower Room & Toilet
- Spacious Double Aspect Sitting Room with Stripped Wood Floor, Original Beams, Clearview Woodburner. Stable Door to Enclosed Courtyard
- Oak Framed Garden Room with Doors to Courtyard
- Study/Office with Window Overlooking Pond & Church
- Downstairs Bedroom/Sitting Room with Ensuite Shower Room
- Second Downstairs Bedroom/Currently used as Study
- Main Bedroom with Vaulted Ceiling, Laminate Wood Floor & Under Eaves Storage and Hanging Space
- Second Double Bedroom with Window Overlooking Pond, Paddock and Church
- Large Family Shower Room with Airing Cupboard

THE OUTSIDE

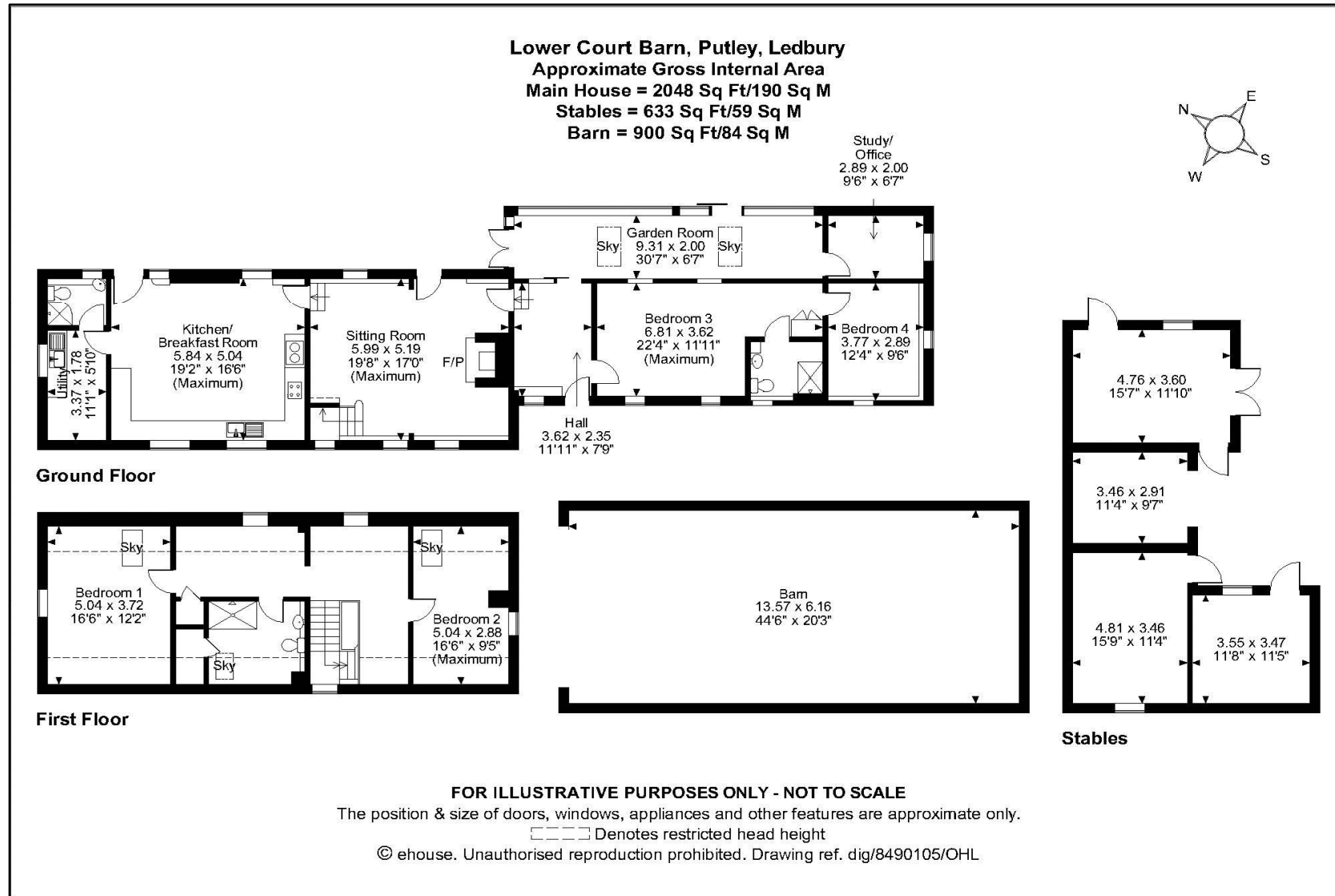
- Attractive Enclosed Gravelled Courtyard with Trellising & Established Planting of Climbers & Roses
- Large Covered Seating Area with Flagstones
- Front Lawn Framed with Beech Hedge
- Stable Block with Two Stables, Open Stable & Hay Barn/Garage
- Substantial Dutch Barn Offering Outside Storage
- Separate Paddock of Just over an Acre with Large Cedar Tree
- Plenty of Private Parking

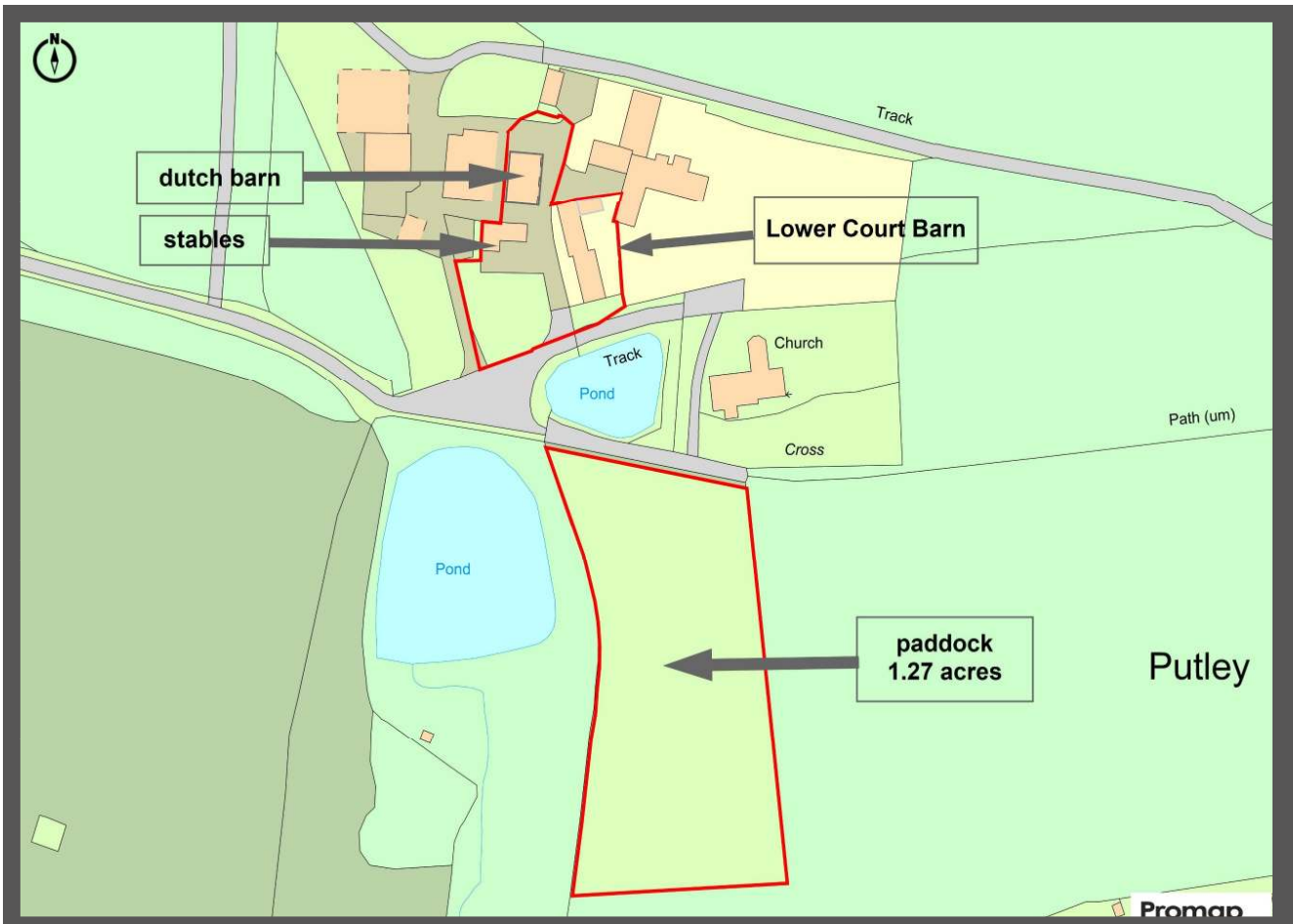




FLOOR PLANS

Total Approx. Floor Area 3581 Sq. Ft. (333 Sq. M.)







THE SITUATION

- Quiet Rural Location with Fabulous Hacking & Footpaths
- Situated Adjacent to Putley Church
- 6.5 Miles to Ledbury with Local Amenities & Mainline Station
- 11 Miles to Hereford, 14 Miles to Malvern & Ross-on-Wye
- 10 Miles to M50 Junction 2

PRACTICALITIES

- Grade II Listed within a Conservation Area
- Council Tax Band F – Herefordshire Council
- Double Glazing Throughout
- Mains Electricity & Water
- Shared Private Drainage
- Oil Fired Central Heating
- Broadband is Available

DIRECTIONS

What3Words: softly.trickling.ropo

HR8 2QP.Sat Nav is Accurate. From Ledbury take the A438

Hereford Road for 3.5 Miles and continue straight over the lights at The Trumpet pub & garage. After ½ mile turn left signed to Pixley & Putley Green, follow the road bearing slightly right towards Putley Common & Woolhope. Continue for approx. 1 mile and turn left signed to Putley Church. After less than ½ mile turn left to Lower Court & Putley Church. Follow the lane to the bottom and the driveway to Lower Court Barn is on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.


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&
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