



Owls Barn

Kings Cople, Hereford, Herefordshire, HR1 4TX



COUNTRY & CLASSIC

OWLS BARN

Substantial Detached Five Bedroom Barn Conversion with Attractive Well Stocked South West Facing Walled Garden and Double Garage. Immaculate Spacious Light Accommodation with a Wealth of Period Features Throughout. Situated in a Rural Setting on a Country Lane with Wonderful Views Over Rolling Fields. Close to Ross-On-Wye with Easy Access to the M50

Guide Price £675,000

THE PROPERTY

- Large Open Plan Kitchen/Dining Room, Bespoke Solid Wood Units & Granite Worktop. Wide Peninsular with Feature Pendant Lighting. Rangemaster Electric Cooker & Built In Pantry Cupboard
- Large Light Sitting Room with Inglenook Fireplace & Woodburner, Full Length Glazed Windows & French Doors to Terrace and Garden
- Adjacent Snug/Study with Windows Overlooking Garden and Fields Beyond
- Elegant Staircase with Galleried Landing
- Main Bedroom with Double Aspect Windows Giving Views Over Garden and Fields Beyond Attractive Timber Framing with Dressing Area and Large Ensuite Bathroom
- Second Double Bedroom with Window Over Garden and Large Skylight, Ensuite Shower Room
- Two Further Double Bedrooms and Single Bedroom/Office
- Large Family Bathroom with Separate Shower and Airing Cupboard

THE OUTSIDE

- Large Double Garage with Storage Room Above
- Very Pretty Landscaped Walled Garden Including Terracing with Lighting & Electric Points, Fruit Bushes, Pond
- Garden Shed and Greenhouse
- Trellising with Mature Climbers
- Private Parking

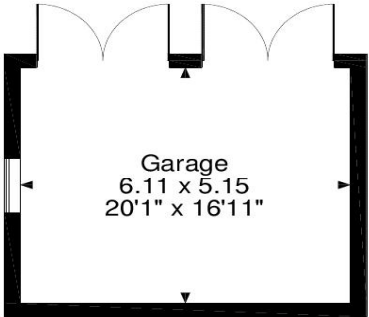
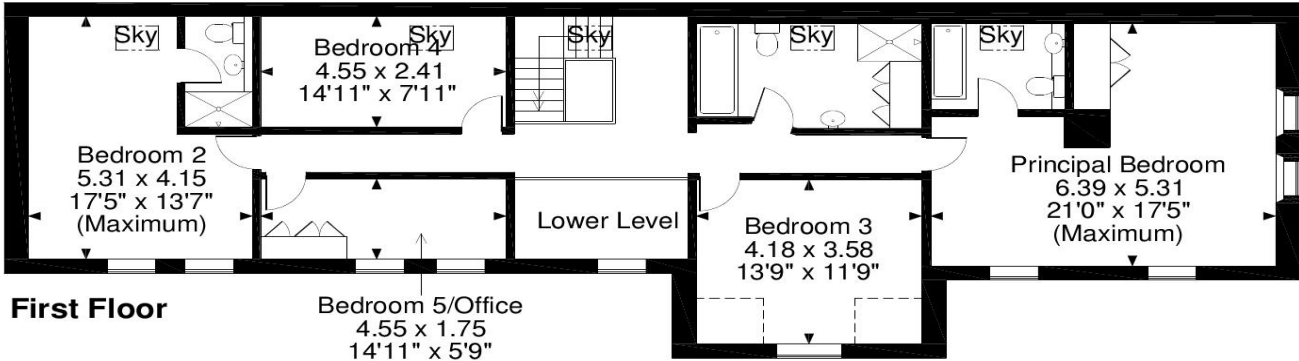
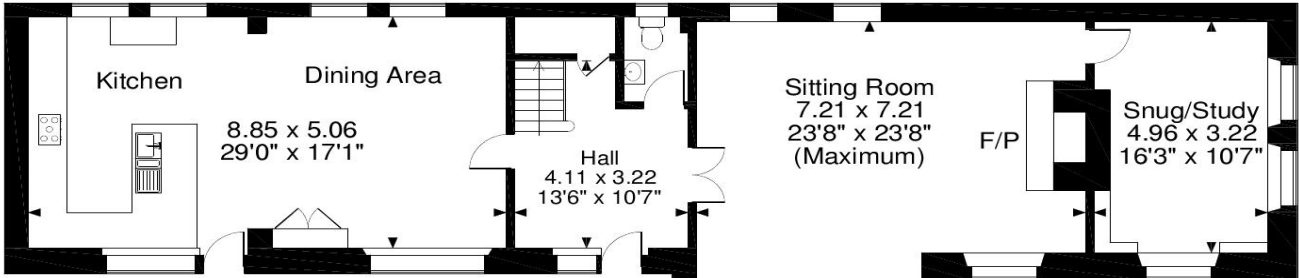
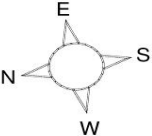




FLOOR PLANS

Total Approx. Floor Area 2627 Sq. Ft. (244 Sq. M.)

Owls Barn, Kings Cuple
Approximate Gross Internal Area
Main House = 2627 Sq Ft/244 Sq M
Garage = 339 Sq Ft/31 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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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





THE SITUATION

- Peaceful Rural Location with Views Over Rolling Fields
- 1 Mile to Kings Cagle Village & ½ Mile to Hoarwithy
- 6.5 Miles to Ross on Wye, 9 Miles to Hereford, 14 Miles to Monmouth
- 7 Miles to M50

PRACTICALITIES

- Council Tax Band F – Herefordshire Council
- Mains Electricity & Water
- Private Drainage
- Oil Central Heating
- Double Glazed
- Hi Speed Broadband is Available

DIRECTIONS

Nearest Postcode HR1 4TT but SAT NAV IS NOT ACCURATE
Grid Ref Latitude 51.960153 Longitude -2.653164

What3Words: amuses.nods.submitted From Ross on Wye take the A49 towards Hereford and after a short distance take the turning right to Sellack & Hoarwithy. Follow the lane for 4 Miles into the village of Hoarwithy. Follow the road round to the right and cross the river heading to Kings Cagle. After Approx 400yds take the first right turning to Ruxton and the property will be found on the right hand side after approx 150yds.

VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



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



