



Threshers Barn, Longworth Lane, Bartestree, Herefordshire

An extremely versatile & characterful barn conversion in a quiet & accessible location



Garden

GRANT
& CO

LOCATION

Hereford 3.5 miles, Ledbury 12 miles, Worcester 23 miles, Gloucester 27 miles

 **Road:** M50 (Jct 4) 12 miles, M5 (Jct 8) 27 miles

 **Railway:** Hereford, Ledbury, Worcester, Gloucester

 **Airport:** Birmingham 62 miles, Bristol 70 miles, Cardiff 72 miles

SUMMARY OF FEATURES:

- Spacious, attached characterful barn arranged over 3 floors (2,867 ft²)
- 5/6 double bedrooms, 3 bath/shower rooms
- 3/4 reception rooms, kitchen/breakfast room, W.C
- Enclosed courtyard style garden, ample parking close by

SITUATION

Bartestree offers a number of village amenities including a shop, inn, village hall with playing fields and a regular bus service. The city of Hereford is just a short drive away and provides a comprehensive range of shopping, educational and leisure facilities. Other commercial centres within easy reach include Ledbury, Malvern, Worcester and Birmingham. The area offers a wealth of sporting activities with many fine walks and riding along the River Lugg and through Haugh Woods.

THRESHERS BARN

- The period barn is not listed and was converted into a dwelling in the late 1990's. It retains a good deal of character with a wealth of exposed beams, good ceiling heights and oak doors and floors.
- On the ground floor, an entrance hallway gives access to the turned staircase, a W.C and a generous study (ideal as an office if working from home). There is also access to the kitchen/breakfast room which has a range of fitted oak kitchen units with double doors opening to the dining room. From here, there is access into the rear garden and double doors leading into the spacious sitting room, also with glazed doors leading to the rear garden.
- On the first floor are 4 double bedrooms, and a family bathroom. The master bedroom has built in wardrobes, an en suite shower room and an external staircase.
- On the second floor is, a large bedroom/games room, another bathroom and a further double bedroom. This top floor could easily be utilised as a spacious master bedroom suite if required.
- The barn would benefit from some interior updating but offers great scope and versatility.



THE OUTSIDE

- There is an enclosed and private rear courtyard style garden with patio areas adjacent to the house. There are also a number of flower and shrub borders and an area of lawn
- There is a side gate for access into the garden and a rear gate allowing access to the parking area which is a very short distance away. The parking area would easily allow 3/4 cars to be parked off the road.

Services: Mains electricity & water, mains drainage, mains gas fired central heating.

Broadband: Fibre available and currently connected, up to 80 Mbps available

Local Authority: Herefordshire Council: 01432 260 000

Council Tax: Band "E", (£2,155-17 2018/19 TBC).

EPC: Rated "D"

Listing: This property is not listed

GENERAL INFORMATION



Schools

Primary: Lugwardine Primary, Mordiford Church of England, Further information is available at: www.worcestershire.gov.uk and www.herefordshire.gov.uk

Secondary: St Mary's Roman Catholic High School, The Bishop of Hereford Bluecoat School. For further information, visit the above websites.

Independent: Excellent private schools at Hereford, Monmouth, Malvern and Cheltenham. Further information available at: www.isc.co.uk

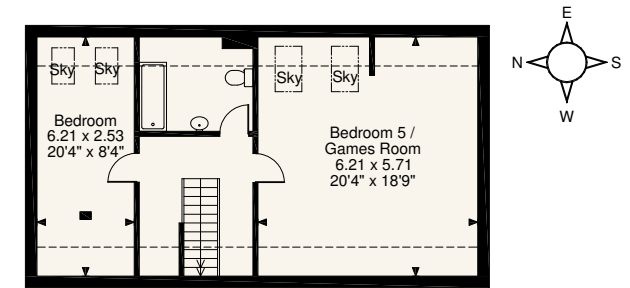
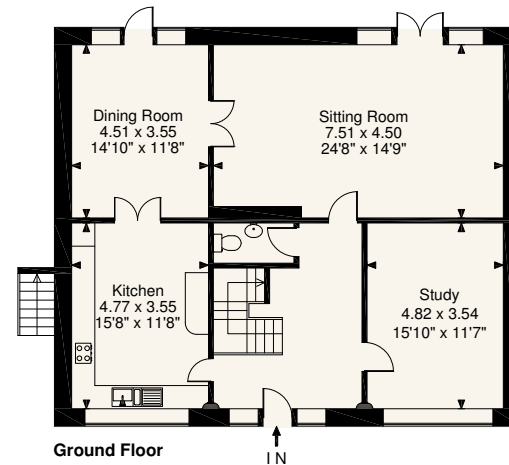


Local: The Property is situated within the much sought after village of Bartestree with an excellent range of amenities, including a recently refurbished village pub, a store, thriving village hall and football and cricket team. The Cathedral City of Hereford is only 3.5 miles away and offers an outstanding amount of history together with an extensive range of shopping, leisure and educational facilities as well as a mainline railway station.

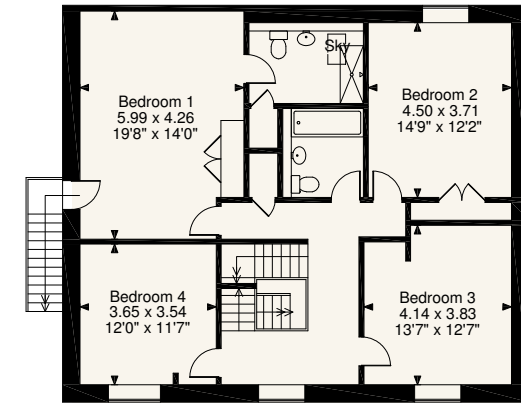


Recreational: Bartestree and the surrounding area is renowned for its wide range of wildlife habitats and riverside walks. Fishing and water sports are especially good in the region and there are some excellent golf courses close by. The Woolhope Dome, Golden Valley and Black Mountains are within easy reach. Culturally, the area is host to a number of festivals, most notably the Hay Festival of Literature and the Abergavenny and Ludlow Food Festivals.

Approximate Gross Internal Area
Main House = 2867 Sq Ft/266 Sq M



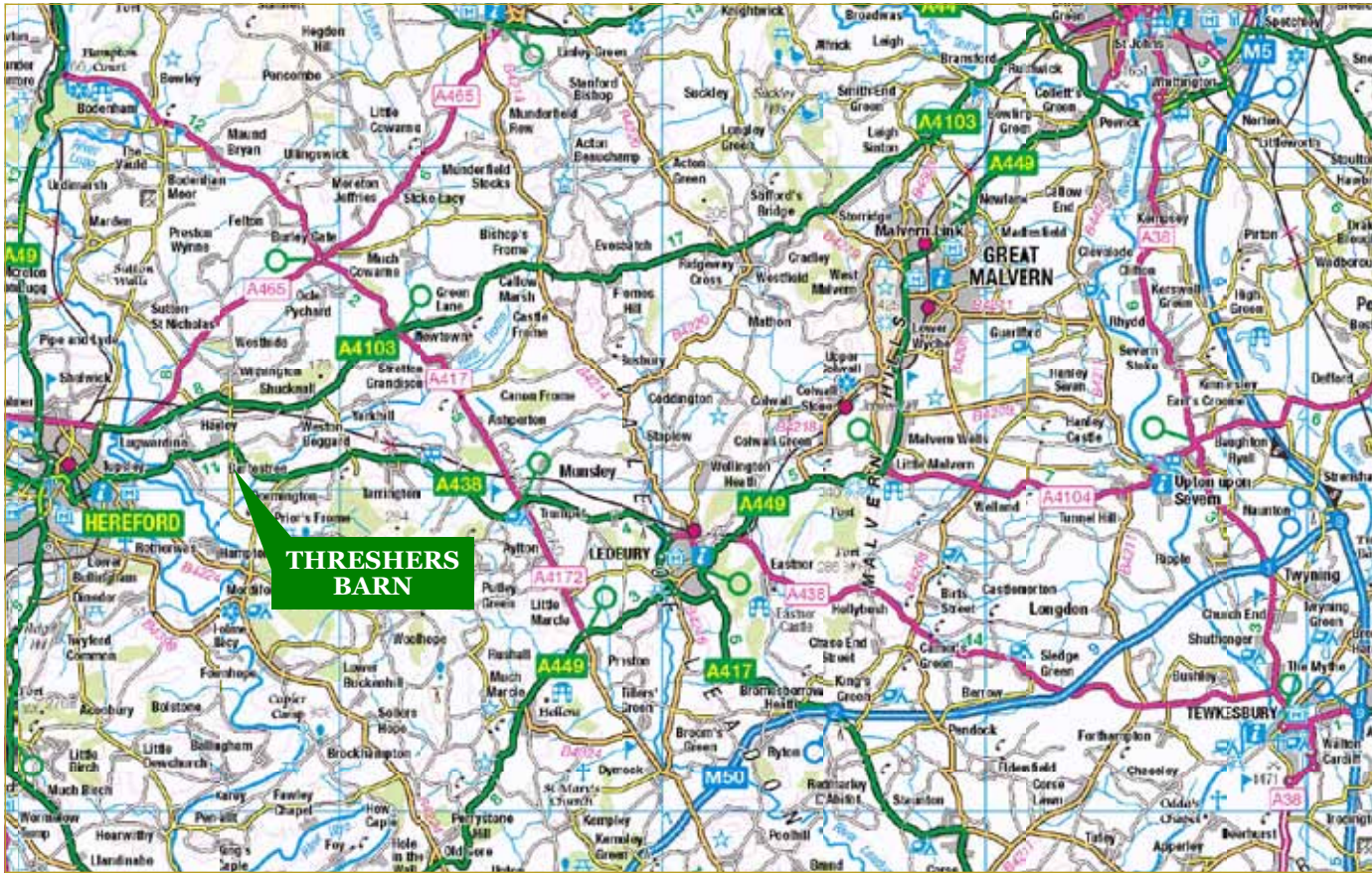
Second Floor



First Floor

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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DIRECTIONS - HR1 4DA (Sat Nav)

From Hereford Make your way out of the city westwards on the A438, continuing through the village of Lugwardine and on into Bartestree. Shortly after passing the village store, take the next right into Longworth Lane and after about 0.2 miles Threshers Barn will be found on the left hand side.

From Ledbury Head out of town on the bypass taking the A438 road towards Hereford. Stay on this road, passing through the Trumpet cross roads and continue for about 6.5 miles into the village of Bartestree. On entering the village, as the road levels out take the first left hand turn into Longworth Lane. Follow this road for about 0.2 miles and Threshers Barn will be found on your left hand side.

VIEWINGS

By prior appointment via Grant & Co on 01531 637341.

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