



WINFORTON, HEREFORDSHIRE, HR3 6EA

A stunning Grade II listed barn conversion, set across three floors and situated in the rural village of Winforton, just 6 miles from Hay-on-Wye and with easy access to Hereford, Brecon and north towards Kington, all offered with no onward chain.

Set over three floors offering flexible accommodation, the property retains beautiful original barn features such as exposed beams and vaulted ceilings, combined with classic modern décor. On the ground floor is a well-proportioned sitting room with French doors opening out onto the flagstone patio, floor to ceiling windows and a galleried landing/study area.

Sitting Room – Kitchen/Dining Room – Landing – 3 Double Bedrooms – Family Bathroom
Storage – Rear Garden – Summerhouse – Sheds – Driveway Parking



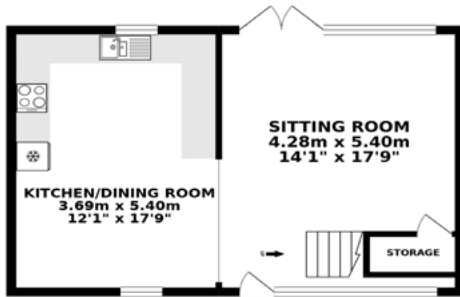
THE PROPERTY

Sitting Room – stepping into the property; this large reception room is instantly captivating and flooded with natural light through floor to ceiling windows. The Oak staircase is a lovely feature and has built-in storage underneath. Double French doors open out to the rear garden, providing open flow during the summer months. Travertine flooring with underfloor heating runs harmoniously throughout the downstairs, complimenting the barn's original features perfectly.

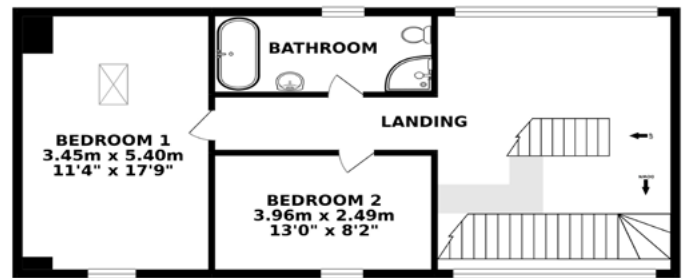
Kitchen/Dining Room – through an opening from the sitting room, the modern kitchen with travertine flooring is finished in an array of cream shaker units above & below with wood-effect countertops. Integrated are ceramic sink & a half with drainer and rinser tap, oven, electric hob, extractor hood above and full-length fridge/freezer, whilst there is also under unit space for a dishwasher.



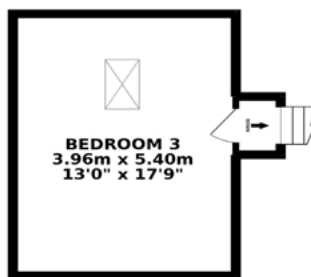
GROUND FLOOR



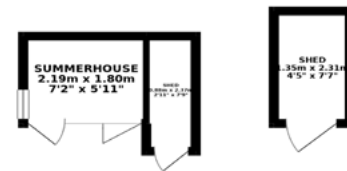
1ST FLOOR



2ND FLOOR



OUTSIDE



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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Landing – a charming open galleried landing with study area. A hallway beyond leads to bedroom 1 & 2 and the family bathroom. A centrepiece staircase leads up to bedroom 3 and has under-stairs storage.

Bedroom 1 – a stunning, spacious bedroom with fitted carpets, exposed beams and vaulted ceiling. The room sees ample light from a Velux skylight and double window to the front aspect. There is space for plenty of bedroom furniture.

Bedroom 2 – a beautiful carpeted double bedroom with front aspect window.

Full of character and with fitted mood lighting.

Family Bathroom – a stunning unique bathroom with travertine flooring. Fitted with freestanding roll-top bath with chrome centre taps and shower head attachment, corner shower cubicle with glazed sliding doors, heated towel rail, low flush WC and basin with a storage unit below.

Bedroom 3 – on the second floor is a further carpeted double bedroom with rear aspect Velux skylight, exposed beams and vaulted ceiling.



OUTSIDE

Beyond glazed French doors from the sitting room is the private enclosed rear garden. A flagstone patio edges the house, making the perfect spot for al fresco dining and with a fitted outside tap. The remainder is laid to lawn with raised beds flanking either side. At the far end is a summerhouse with glazed folding doors on the front and 2 secure storage sheds.

The front driveway is directly in front of the property and has space for 3 vehicles.







DIRECTIONS

From Hereford, head west on the A438 and proceed for 13 miles. Turn left, following signs for Winforton to stay on the A438 and proceed for 1 mile. In Winforton village, turn left into Bakers lane, followed by the first left into The Vineyards. The property can be found immediately on the right-hand side, marked by a GlassHouse 'For Sale' sign.

PRACTICALITIES

Herefordshire Council Tax Band 'D'

Oil Fired Central Heating With Smart 'Nest' Control System

Mains Water & Electricity

Private Drainage

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