

Clee View, Upper Easton Farm, Leysters with 3 acres and annex, HR6 0HX
Price £775,000

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Clee View, Upper Easton Farm Leysters with 3 acres and annex

Situated within the sought after Herefordshire countryside in the village of Leysters and sold chain free, is this stunning four bedroom, three bathroom semi-detached barn conversion (to include a ground-floor bedroom and shower room). The craftmanship on show here is truly outstanding and with charm and character galore this home is sure to excite any potential buyer. Of further benefit is that the property boasts 0.5 acres of lawned garden, a separate circa three acre paddock, timber clad Summer House (perfectly positioned within the private grounds), gated entry and driveway parking, all set within an idyllic rural setting. Viewing is highly recommended to appreciate all that this special home has to offer.

- CHAIN FREE SEMI-DETACHED BARN CONVERSION
- FOUR BEDROOMS & THREE BATHROOMS
- ONE BEDROOM & SHOWER ROOM ON GROUND-FLOOR
- IMPRESSIVE OPEN PLAN KITCHEN/DINING/SITTING ROOM
- SECOND RECEPTION ROOM/ENTRANCE HALL
- CIRCA 0.5 ACRE LAWNED GARDEN
- CIRCA 3 ACRE PADDOCK
- IDEAL FOR EQUESTRIAN PURPOSES
- SUMMER HOUSE
- RURAL VIEWS

Material Information
Price £775,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: F
EPC: D (67)
For more material information visit www.cobbamos.com

Please note that the dimensions stated are taken from internal wall to internal wall.



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area(1)
2569 ft²
238.6 m²

Reduced headroom
63 ft²
5.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
Traditional 19th Century converted barn offering four bedrooms, three bathrooms, open plan kitchen/dining/living room of great proportion, second reception room/entrance hall as well as Summer House, gardens of circa 0.5 acres and paddock of approximately three acres. Making the most of its splendid rural location and having an abundance of character throughout, this substantial barn conversion is sure to impress.

Property Description
We start the description of Clee View in a most impressive open plan kitchen/dining/living room with vaulted section, exposed stone walling and oak detailing to a bespoke, central staircase. What an awe inspiring and special room this is. The kitchen sits to the right as you look out into the garden and is cleverly demarcated by thick, exposed stone detailing on two of its three walls. The wall facing the garden has three glazed units, one being uniquely triangular, having been intricately cut into the stone with aluminium framed glazing giving an almost fresh contemporary edge to this historical home. Central to the kitchen is an island consisting of oak cupboards and black granite top. This is then complimented by a row of matching oak units that incorporate a belfast sink, dishwasher, pull out bins, tall pantry unit, wood-pellet boiler with oven facility and housing for a tall fridge/freezer.
Adjoining the kitchen and set under the staircase is a section for dining which benefits from having its own set of oak framed triple glazed french doors with accompanying glazed units that run from the floor to the first floor ceiling. The doors look out onto the private and impressive grounds that this home affords. For those with equestrian/small holding needs, diners would be able to watch/admire livestock/horses graze from this vantage point.
To the other side of the staircase and nestled under the ceiling to the first floor is a welcoming sitting room. Our eyes are immediately drawn to the feature wood-burner that stands central to the space and a selection of oak framed windows again seamlessly cut into the stone walls showing their depth and natural beauty. The same limestone coloured stone flooring runs throughout this open plan room (and throughout the remainder of the ground-floor) connecting the three zones despite them each having their own individual personality.
At almost a 90 degree angle is the remaining ground-floor to this property to include: a shower room, second reception/entrance hall and bedroom/boot-room/office. The shower room has a fully tiled shower cubicle with chrome fitments, belfast sink with oak vanity base, WC, window out, oak door (echoed throughout the property) and stone wall detailing. The second reception room/entrance hall which the vendor currently uses as a sitting room boasts two sets of oak framed doors, vaulted ceiling with exposed oak A frame, exposed stone and an additional door leading to the rear garden. What an entrance this makes for any arriving guests. The vendor is using the adjoining room as a double bedroom with garden aspect but due to it having a door leading to the front driveway, the room would also lend itself to becoming an office or boot room should this be desired. It has been used for welcoming Airbnb guests and could easily be utilised as an annexe for possible multi-generational living needs.
On the first floor are three double bedrooms all with their own en-suite facilities and stunning galleried landing. The galleried landing is a masterpiece in design and craftmanship. A particular delight is the soft, pale tones of the raw oak embroidering this space as well as the variety in shape and character of each strutt/beam/hand-rail. This coupled with the magnificent views of your private grounds from the floor to ceiling windows adds to the argument that this home is truly unique and very special. Heading across the walkway with oak flooring that is echoed throughout the first floor bedroom accommodation we arrive at a spectacular bedroom with vaulted ceiling splendour. Each window frames its own view of the countryside which would make waking up here a real pleasure. It could also mean that this room could be of dual function and used as an additional reception room to make full use of this home's rural location. Further details include: cast iron radiator in steel grey, oak storage cupboard and an adjoining en-suite with WC and hand basin. Bedroom two, equally doesn't fail to impress. The run of oak storage cupboards would lend this room to possibly being a master bedroom and are beautifully constructed. There is a cosy and relaxing vibe that resonates from this room which may be a result of the A frame and sloping, timbered ceiling that nestles the occupier into the eaves. The en-suite here has a roll top bath with claw feet, stone hand-basin with oak vanity cupboard and adjoining oak storage cupboard. There is also a WC, chrome towel rail and window out. Bedroom three is also a good sized double set into the eaves with front aspect and an en-suite consisting of: large walk-in shower, stone feature hand-basin with oak vanity cupboard and velux roof light.

Garden & Land
The rear garden is circa 0.5 acres and is mainly laid to lawn. It is a blank canvas for any keen gardeners to put their own stamp on. It incorporates an area of patio adjoining the barn for moments of alfresco dining and Summer entertainment. There is a lean-to to the rear side of the property which is ideal for garden storage.

To make full advantage of the private and rural positioning of the garden and adjoining paddock the vendor has installed a timber clad Summer House. No expense has been spared in crafting this Summer House. The door and accompanying floor to ceiling glazing units are oak framed to match the beautiful oak floor. There is also lighting, electric and WiFi facility.

Leading from the garden is access to a paddock of approximately three acres which would suit any equestrian needs as the out-riding in this area would support this. Water is connected to the field.

Parking
A gated entrance leads into a private driveway with parking for several vehicles. There is an outbuilding here, ideal for the storage of wood pellets.

Services
Mains electric and water.
Electric and wood pellet boiler
Shared biodegradable septic tank
Triple glazing to main house
Tenure: Freehold
Herefordshire Council Tax Band F

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast --Not available --Not available Unlikely
Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
Situated in the hamlet of Leysters, just 3 miles from the popular Herefordshire village of Kimbolton. The village offers the Stockton Cross pub, St James infant and primary school, Stockton Bury Gardens and bus links to Leominster town. Leominster can be found approximately 5 miles distant and benefits from an abundance of amenities including local speciality shops, supermarkets, doctors surgery, library, sports facilities, train links and secondary schooling.

What3words
what3words:///when.handbags.airtime

Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
Take the A49, Ludlow Road out of Leominster followed by the A4112 to Leysters. Before reaching Leysters turn left for Hundred Lane and then right onto Frog Lane. Upper Easton Farm can be found on your left hand side.






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