



Little Barn, Broxwood, HR6 9JH  
Price £499,950

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# Little Barn, Broxwood

OFFERS INVITED - MOTIVATED SELLER - Beautiful Grade II listed detached barn conversion situated in popular and sought-after Broxwood offered for sale in ready to move into condition. Only appreciated during an internal inspection this wonderful property must be viewed without delay. This super home is ideal for those buyers seeking a rural lifestyle with wonderful countryside surroundings. Hamlet living at its best.

## FEATURES

- BARN CONVERSION
- SOUGHT-AFTER LOCATION
- RURAL HAMLET
- BEAUTIFULLY PRESENTED
- COUNTRYSIDE LOCATION
- GRADE II LISTED

## Material Information

**Price** £499,950

**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** E

**EPC:** D (56)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Introduction

Cobb Amos offer for sale this very attractive detached barn conversion in the beautiful rural hamlet of Broxwood just outside Pembridge. Surrounded by stunning countryside, this immaculately presented property must be viewed internally in order to appreciate the opportunity on offer. There is gated driveway parking and a garage, as well as pleasant courtyard gardens, ideal for dining al fresco and enjoying the countryside views. Offering a rural lifestyle with countryside walks on the doorstep with the market town of Leominster just a 20 minute or so drive away.

Property Description

Entry into the boot room/hallway with a useful utility and a separate wc to the right. Off the utility is a separate dining room, which could be used as an office or perhaps a den or hobby room. To the left of the hallway is the kitchen, which then leads into a large and well-presented lounge with a door to the outside. From the lounge is another hallway with stairs leading to the first floor where there are three bedrooms with the main bedroom benefitting from an en suite shower room. There is also a family bathroom off the landing.

Garden

The attractive courtyard gardens offer spaces to enjoy the surroundings, particularly in the Spring and Summer making the gardens an ideal space to dine al fresco with paved areas, a small lawn and pretty low-maintenance borders ideal for growing plants and shrubs.

Garage & Parking

Gated driveway parking as well as a single garage.

Services

Electric heating, mains water and private drainage.

Herefordshire Council Tax Band E

Management company in place for the Septic Tank and shared areas.

Location

Located in the rural hamlet of Broxwood just 4 miles from the popular black and white village of Pembridge, which is very well catered for offering a number of public houses and restaurants, primary school, village hall, lovely village shop/tea room and church to name just a few. The property is within the catchment area for Weobley Primary and High School.. The popular market towns of Leominster (7 miles), Kington (6 miles) and Weobley (3.5) Offer a further range of amenities to include supermarkets, schooling, leisure facilities and good road and rail links to surrounding areas and nationwide.

Broadband

Broadband type Highest available  
download speed Highest available upload speed Availability  
Standard 4 Mbps 1 Mbps Good  
Superfast --Not available --Not available Unlikely  
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear  
Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data  
EE Likely Likely  
Three Likely Likely  
O2 Likely Likely  
Vodafone Likely Likely

Source: Ofcom Mobile Checker









Indoor Mobile Coverage

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Limited None  
Vodafone None None

Source: Ofcom Mobile Checker

Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer’s identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

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What3words:///hunt.annual.gratuity



DIRECTIONS

From Leominster take the A44 road to Monkland. Head for Kington (on A4112) and the Samesfield Crossroads. Turn right here still heading for Kington. Take the first right signposted Broxwood. On entering the village the property can be found on the left approximately mid point in the Hamlet.







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Approximate total area<sup>(1)</sup>1302.86 ft<sup>2</sup>121.04 m<sup>2</sup>

## Reduced headroom

5.91 ft<sup>2</sup>0.55 m<sup>2</sup>

(1) Excluding balconies and terraces

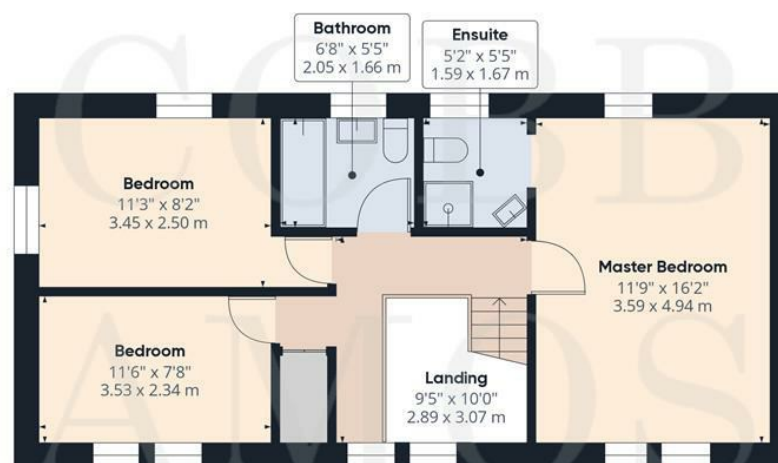
## Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**Floor 1**

*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.*



# COBB AMOS

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## Hereford

Telephone: 01432 266007  
hereford@cobbamos.com  
14 King Street, Hereford, HR4 9BW

## Ludlow

Telephone: 01584 874450  
ludlow@cobbamos.com  
5 High Street, Ludlow, SY8 1BS

## Lettings

Telephone: 01432 266007  
lettings@cobbamos.com  
14 King Street, Hereford, HR4 9BW

## Leominster

Telephone: 01568 610310  
leominster@cobbamos.com  
5 Broad Street, Leominster, HR6 8BS

## Knighton

Telephone: 01547 529907  
knighton@cobbamos.com  
22 Broad Street, Knighton, LD7 1BL

## Land & New Homes

Telephone: 01584 700648  
landandnewhomes@cobbamos.com  
5 High Street, Ludlow, SY8 1BS

## Head Office

Telephone: 01568 605300  
hello@cobbamos.com    accounts@cobbamos.com  
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



[www.cobbamos.com](http://www.cobbamos.com)