



4, The Barn Yard, Woonton, HR3 6QL  
Offers Over £500,000

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# 4 The Barn Yard Wootton

We proudly offer for sale this wonderful, well built, Border Oak home completed in 2024 with air source heat pump, underfloor heating, three double bedrooms, planning permission for garaging and good sized garden. Rurally located in an exclusive development of just five Border Oak properties and just a short drive from the popular market town of Kington (renowned for its scenic walks and challenging golf green) early viewing is considered essential.

- AWARD WINNING BORDER OAK FRAMED HOME
- SMALL DEVELOPMENT OF FIVE PROPERTIES
- COMPLETED IN 2024
- ENERGY EFFICIENT HOME
- THREE BEDROOMS, TWO BATHROOMS
- CHAIN FREE
- RURAL HAMLET SETTING
- TOP SPECIFICATION

## Material Information

Offers Over £500,000

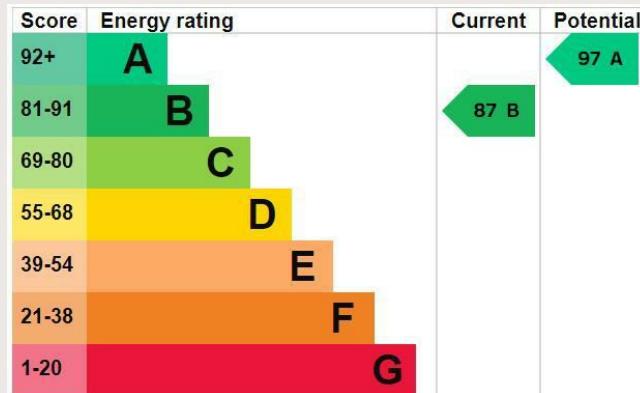
Tenure: Freehold

Local Authority: Herefordshire

Council Tax: New Build

EPC: B (87)

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



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



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

Newly built Border Oak, semi-detached barn offering three bedrooms (master with en-suite), family bathroom and open plan kitchen/dining room and sitting room, utility room and cloakroom. Offering immaculate and well designed accommodation with driveway parking, rear garden, planning permission for a garage and no vendor chain.

## Property Description

Entry begins under an oak and slate canopy into an open plan hallway with oak flooring and room for decorative storage furniture. There is a storage cupboard under the stairs for the hanging of coats and hats and the hiding of outdoor footwear. The ground floor has underfloor heating throughout. To the right is a kitchen/dining room which has been well designed and tastefully styled. Oak worktops mirror the exposed oak framework above giving the room country cottage character. There is a range of new shaker style cabinetry to include an integrated dishwasher and fridge/freezer. Further benefits include a Belfast sink and Rangemaster electric range with extractor hood over and space for a 4-6 seater dining table and chairs. Just off the kitchen/dining room is a utility room with cabinetry matching those in the kitchen. There is an additional sink, housing for a washing machine and tumble dryer (both to be included in the sale) and door to the garden. A sliding oak door leads into a cloakroom with white porcelain hand basin sat on an attractive chrome pedestal, WC and window out for added light and ventilation.

To the left of the entrance hall is a sitting room of dual aspect with bi-fold doors leading out onto the garden. This coupled with ceiling spot lights creates a bright, airy and welcoming space. The exposed oak timber framing here echoes that found within the kitchen/dining room providing a pleasing and cohesive flow from one room to the next. Whether cooking and entertaining for family and friends or relaxing alone on a quiet afternoon the ground floor lends itself well to all needs.

To the first floor are three bedrooms (master with en-suite) and family bathroom. The three bedrooms, landing and stairs have all been newly carpeted and benefit from having underfloor heating with individual thermostatic settings. The landing is well lit due to the installation of a window above the stairwell. The master bedroom is a good sized double with dual aspect and benefits from having its own en-suite facilities with large shower cubicle, window with countryside views, WC, hand basin on a stylish chrome pedestal and chrome towel rail. The second bedroom is a double with side aspect and double door fitted cupboards. The third bedroom has a storage cupboard and a velux window with countryside views; it would lend itself to becoming a home office or dressing room if otherwise desired. The family bathroom has a three piece white suite of bath, WC and hand basin with chrome pedestal, chrome towel rail and a window to the front of the property.

## Garden & Parking

There is parking to the front and side of the property for several vehicles on a gravel stone surface. The boundaries are demarcated with dwarf walling, timber post and rail fencing and newly established hedging. There is planning permission for a garage to be erected to the side of the property.

Colourful planting in oak sleeper borders coupled with a frontage of attractive stone and oak timber boarding give this home classic country kerb appeal. The rear garden is a blank canvas ready for any green fingered buyer who wishes to put their own stamp on the landscaping of their new home. There is an area of freshly laid patio for al fresco dining and entertainment.

## Services

Tenure: Freehold

Herefordshire Council Tax Band TBC

Air source heat pump underfloor heating throughout, mains water and electric. Shared private drainage.

There is a Management Company set up in place with a payment of £250 per year to cover the maintenance of any communal areas and the shared drainage system.

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 6 Mbps 1 Mbps Good

Superfast --Not available --Not available Unlikely

Ultrafast --Not available --Not available Unlikely

You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area.

EE, Three

Source: Ofcom Mobile Checker

## Outdoor & Indoor Mobile Coverage

Follow the link below taken from Ofcom Mobile Checker:

<https://www.ofcom.org.uk/mobile-coverage-checker>

## Location

Located in the rural North West Herefordshire hamlet of Woonton. Local facilities are available in the nearby villages of Almeley, Eardisley and Woobley to include a shop, mobile post office, public houses, restaurants, beauty salon, primary and secondary schooling and church. More extensive amenities are available in the market town of Kington 6 miles, Leominster 12 miles, Hay-On-Wye 12 miles and Cathedral City of Hereford 15 miles.

## What3words

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## 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 £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

Leave Leominster on the A44 heading towards Monkland, on reaching Sarnsfield, turn right towards Woonton on A480, follow the road until reaching Woonton, turn left for Almeley. Follow the road round and don't turn off for Logaston Road. The development can be found on your left hand side.



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