



**The Cart House, 4 Meadow Bank, Hatfield, HR6 0SG**  
**Price £595,000**

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# The Cart House, 4 Meadow Bank Hatfield

The Cart House is one of a select collection of six individually designed luxury barns converted in 2023 to an extremely high standard. Set amidst stunning open countryside, the property offers 4 bedrooms (one being on the ground floor with shower room), remaining seven year Build Zone Warranty, landscaped gardens, workshop and carport with an EV charger. Seamlessly combining contemporary design with timeless character and charm we highly recommend arranging a viewing on 01568 610310 to fully appreciate all that this delightful, rural home has to offer.

## FEATURES

- IMMACULATE & RECENTLY CONVERTED BARN CONVERSION
- GROUND-FLOOR BEDROOM & SHOWER ROOM
- THREE FURTHER BEDROOMS
- REMAINING 7 YEAR BUILD ZONE WARRANTY
- LANDSCAPED GARDENS
- RURAL LOCATION
- WORKSHOP & CARPORT WITH EV CHARGER
- DRIVEWAY PARKING
- AIR SOURCE HEATED
- EPC C

## Material Information

**Price** £595,000

**Tenure:** Freehold

**Local Authority:**

**Council Tax:**

**EPC:** C (73)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Introduction

The Cart House is a beautifully presented semi-detached barn conversion which is situated on the outskirts of Hatfield, Herefordshire. The property boasts light and airy accommodation throughout and comprises: open plan kitchen/dining/living room, sitting room, ground floor shower room with laundry facilities, third reception room, three double bedrooms (master with en-suite), galleried landing and family bathroom. External delights include: large private and secure south west facing back garden positioned to overlook farmland, workshop/shed, carport with EV Charging Point and parking.

## Property Description

Entry begins into a light, bright and impressive open plan kitchen/dining/living room. Immediate glimpses are given to the landscaped gardens via double doors that are centrally placed for diners to admire the well maintained garden. To the far end of the room is the kitchen. Beautifully handcrafted floor units sit in a horse shoe shape around a central island with stool seating and integrated bins. Soft muted colour tones under white quartz work tops add a classic and timeless look. There is an electric range and American style fridge/freezer (available by separate negotiation), those essential pan drawers and integrated dishwasher. At the opposite end, and to the other side of a currently placed six seater table and chairs, is room for a sofa and decorative furniture. Oak floor boards enhance this beautiful room with the added bonus of under-stair storage cupboard, spot lights and pendant lighting to the dining area. Cupboard access to the underfloor heating and water tank is here.

Accessed from here is a sitting room, ground floor shower room and third reception room currently set up as a home study. The sitting room is entered through double, glass doors and has a pitched ceiling giving good height to the room. With square proportion this room delights in many ways. Sliding doors frame views of the private garden and fields beyond perfect for quick access in the warmer months. The cooler months are catered for with a sleek wood-burner. Exposed wall to one facade is a really lovely addition.

The ground floor shower room is ideally placed should the new owners want to use the third reception room next door as a bedroom. It is tastefully styled with shower cubicle, wall hung basin and WC and

vanity cupboard. There is a purpose built cupboard with housing for a washing machine and shelves above.

Reception room three has front aspect and is currently being used as a study but would lend itself to becoming a hobby room/snug or third bedroom.

On the first floor are three double bedrooms (master with en-suite), galleried landing and family bathroom. The generously sized master has both front and rear aspect with the rear overlooking farmland. There is ample room for an array of bedroom furniture. The room benefits from having its own en-suite facilities with attractively styled shower cubicle, wall hung basin and WC and chrome heated towel rail. Bedroom two is a double with rear aspect. There is room for storage furniture and some exposed timber framing giving the room character. Bedroom three is also a double and of similar size to bedroom two. It has two, square, feature windows to fully enjoy views of the farmland adjoining this rural home. The family bathroom has a bath with shower over, wall hung basin and WC, contemporary styled column radiator and a window for added light and ventilation.

## Garden

Large terrace ideal for alfresco dining, Generously sized, manicured lawn with Perry Pear trees, raised vegetable beds and a range of flower beds and shrubs. Communal orchard

## Outbuildings & Parking

Gravel parking area with double wooden gates  
Additional visitor's car parking spaces  
Car Port with EV charging Point & wood store  
Workshop

## Services

Mains water, shared private treatment plant, air source heating.  
Under-floor heating.  
Management Charge of £1158 per annum.  
Separate bat attic.  
Remaining 7 year Build Zone Warranty.  
Herefordshire Council Tax Band E.  
Tenure: Freehold.

## Broadband

Broadband type Highest available download speed  
Highest available upload speed Availability  
Standard 1 Mbps 1 Mbps Good





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Superfast --Not available --Not available Unlikely  
Ultrafast 1800 Mbps 220 Mbps Good  
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 rural hamlet of Hatfield surrounded by beautiful Herefordshire countryside, just 7.5 miles from the market town of Leominster and 6 miles from Tenbury Wells. The popular market town of Leominster boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 19 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

### 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

Follow the A44 Worcester Road out of Leominster and take the turning for Hatfield (4 miles) on the left. Carry on through Hatfield and take Common Road where the barn conversion is located on the left.





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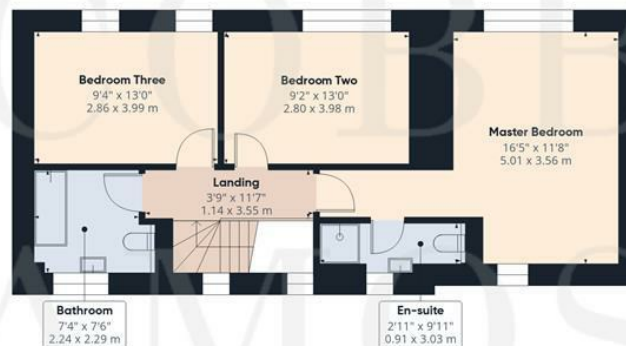
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Ground Floor

Approximate total area<sup>(1)</sup>

1536 ft<sup>2</sup>  
142.7 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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.

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