



SAMUEL WOOD

West Granary Ashton Court, Ashton, Leominster, Herefordshire, HR6 0DN

£1,100 PCM



West Granary Ashton Court

Ashton, Leominster, Herefordshire, HR6 0DN



- Three bedroom barn conversion
- Easy access onto the A49
- Parking for two cars
- Potential for an outside store
- Popular village in North Herefordshire
- Gas heating and mainly double glazed accommodation
- Open plan garden areas

Charming three bedroom barn conversion over three floors with character beams, village setting, easy A49 access, parking for two and maintained open plan gardens.

Set within a small development of similar conversions, this characterful three storey barn offers well proportioned accommodation arranged over three floors. The ground floor comprises a fitted kitchen and separate dining room, while the first floor provides a generous sitting room together with two bedrooms and a family bathroom. The second floor is dedicated to the main bedroom, complemented by an en-suite shower room. Exposed beams and neutral finishes add to the cottage-style feel, with gas fired central heating and mainly UPVC double glazing.

Outside, the property has a designated parking area for two vehicles and enjoys open plan garden areas laid mainly to lawn, maintained by the landlord. There is also potential for an outside store (subject to agreement).

The property sits in a popular village in North Herefordshire with convenient access onto the A49 for commuting and travel. Mains electricity, water and gas are connected, with private drainage, and broadband availability is reported in the region of 8 - 150 Mbps (subject to provider).

PLEASE NOTE:

Electricity: The property is served by a sub-meter. Electricity usage will be measured and the tenant will be billed by the landlord for the amount consumed.

Gas: The property has a dedicated gas meter and the bill is issued to the landlord for gas used at the property only. The tenant will be responsible for reimbursing the landlord for the full cost of this bill.

Council Tax Band: We are currently awaiting confirmation from the local authority regarding the Council Tax band allocation for the property. This may not be confirmed until after the tenancy has commenced.





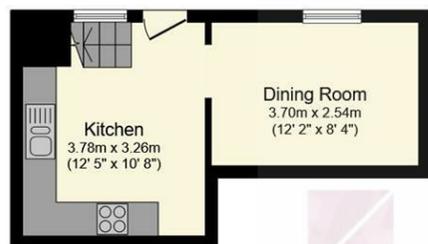


Directions

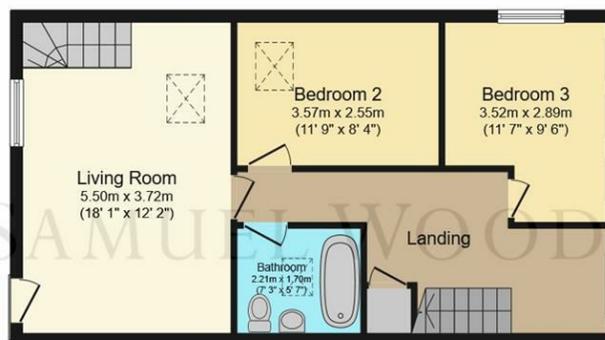
Available on a min 12 months tenancy
Unfurnished.
No smoking/vaping.
Pets considered.
EPC - D
Council Tax Band – TBC
Utilities (mains gas, mains electric, mains water, private drainage)
Parking situation – off road parking for 2 vehicles



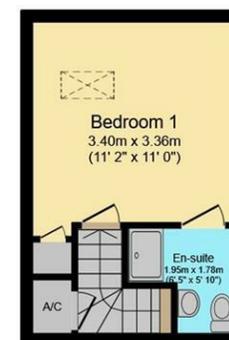




Ground Floor
Floor area 22.0 sq.m. (237 sq.ft.)



First Floor
Floor area 57.3 sq.m. (616 sq.ft.)



Second Floor
Floor area 20.0 sq.m. (215 sq.ft.)

Total floor area: 99.2 sq.m. (1,068 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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