



WILLOW BARN

Weston, Pembridge, HR6 9JE



**Willow Barn**  
**Weston**  
**Pembridge**  
**HR6 9JE**



A stunning and very spacious grade II listed south facing barn conversion, in a small, exclusive and established development, in a rural setting in north-west Herefordshire.

**Guide Price £695,000**

#### **Situation and Description**

The small hamlet of Weston lies in northwest Herefordshire and comprises a cluster of individual houses and cottages surrounded by farmland. The larger village of Pembridge is steeped in history, with a wealth of half-timbered properties centered around a historic church. The village has a thriving community and offers a primary school, a farm shop, art gallery, popular pubs, restaurants, tea rooms and more. The market towns of Leominster and Kington are also within easy striking distance, as is the cathedral city of Hereford and the ever-popular town of Hay on Wye, with its now world-famous literary festival.

Willow Barn is privately positioned within this small and exclusive development with the main ground floor living space facing due south. Beautifully appointed throughout, this impressive barn offers very versatile and comfortable living space laid out over two floors and benefits from double glazing and underfloor heating on the ground floor, a beautifully fitted kitchen and three bathrooms. Blending character with more contemporary features, the barn is well designed and would suit a couple or a growing family, with enough outside space with good-sized gardens, ample parking and a large double garage.

On arrival a double-glazed door and glazed side screens lead into a light and bright reception hall which has a galleried landing and vaulted ceiling above, marble tiled floor, exposed timbers and doors leading off to the living space. An L-shaped living room faces west and has windows and an external door to the front, as well as underfloor heating, ample power points, and exposed timbers. The kitchen/ breakfast room is very well appointed and includes plenty of floor and wall cupboards with granite worktops along with a large central workstation with breakfast bar at one end. A range of Neff appliances include a dishwasher, induction hob and extractor, wine fridge, double oven, warming drawer and space for an American style

fridge freezer. One of the cupboards also houses the oil-fired central heating boiler.

Adjoining the kitchen, and in our view the main feature of this stunning barn, is a 50' long open plan living and dining room, with south-facing windows and doors overlooking the gardens. A central double-sided fireplace with fitted wood burner is ideal for colder evenings and is supported by under-floor heating which lies below engineered oak flooring. This incredible space is ideal for both entertaining or just relaxing and with direct access to the sun terrace, is without doubt an outstanding feature of this lovely property. The ground floor space is then completed by an inner hallway, cloakroom with WC, and separate utility room.

From the reception hall a half turn staircase rises to a galleried landing with vaulted ceiling and exposed timbers. From here access can be gained to five individual bedrooms with four of these supported by a family bathroom with deep fill bath, and separate shower room with all the usual fittings. At one end, the master bedroom has individual reading lights, a vaulted ceiling with roof lights and a window overlooking the gardens. There are then doors to a dressing room and an en suite bathroom with jacuzzi bath, washstand with twin sinks and separate shower.

#### **Outside**

The development is quietly situated and easily accessible from a small country lane via a shared driveway and then by its own private gated entrance and drive which leads down to the house. Here there is plenty of parking and turning space and a very useful double garage with power points and lighting.

The gardens at Willow Barn are then very private and enjoy a sunny outlook with a south facing sun terrace which overlooks the whole of the plot. Laid predominately to lawn the gardens are well balanced with the property and include raised beds, herbaceous borders, trees and an enclosed area for the oil tank and bins.



Reception hall leading through to kitchen and sitting room









Three of five bedrooms with supporting family bathroom

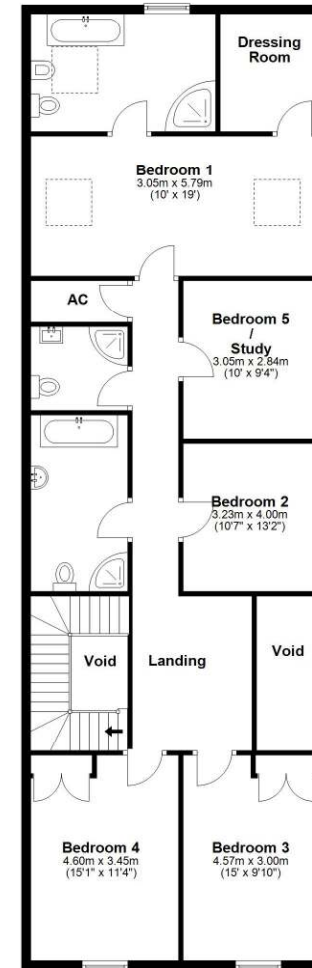




Ground Floor



First Floor



Total area: approx. 335.7 sq. metres (3613.6 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.

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46 Bridge Street, Hereford, Herefordshire HR4 9DG

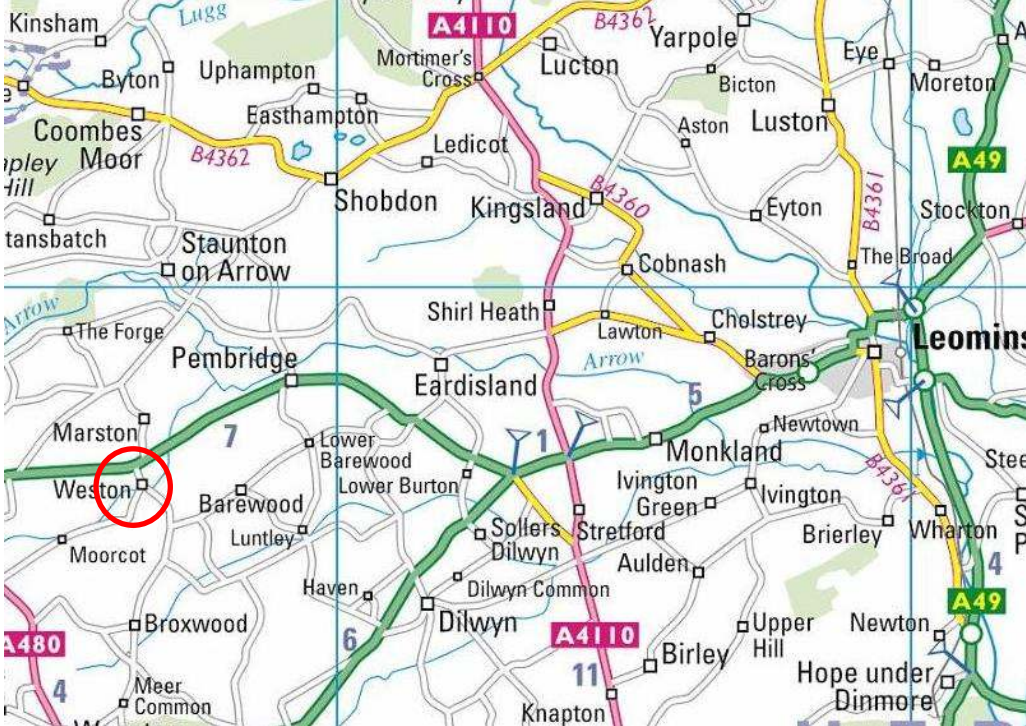
Tel: 01432 343800

sales@brookesbliss.co.uk

brookesbliss.co.uk

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### Directions

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From the nearby village of Pembrooke proceed towards Kington on the A44 for approximately 1 mile. After passing Westonbury Mill Water Gardens on the left, take the next left hand turning to Weston, Bearwood, and Broxwood. Continue on this small lane for a short distance and the entrance to Weston Court Barns will be found on the right-hand side. Follow the drive and proceed straight ahead to Willow Barn.



### Services and Considerations

Mains water and electricity connected.

Oil fired central heating

Shared private drainage system with a management company

Repair of shared driveway and maintenance of private drainage system shared between 6 properties

Tenure Freehold

Council Tax Band F

EPC C 77/85

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

Broadband <https://checker.ofcom.org.uk/>

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

