



5 THE COURTYARD  
Bodenham HR1 3JX



Close to the centre of this attractive rural village, a grade II listed barn conversion offering very comfortable living space, with garaging, off road parking and large gardens.

Guide Price £495,000



#### Situation and Description

The property lies midway between the market town of Leominster (7 miles) and the Cathedral city of Hereford (8 miles) which between them offer an extensive range of facilities as well as road and rail links. The village of Bodenham has a thriving community and includes a primary school, local shop, a historic church, a GP surgery and a popular pub, along with a garage and tennis club. Set in the older part of Bodenham, 5 The Courtyard is part of a small development within easy walking distance of the church and school and enjoys access to Bodenham Lake and some lovely rural walks.

The property has been converted from an original barn and offers very comfortable living space that retains much of its original character. It now offers four bedrooms which include a very comfortable master suite, and a large open plan kitchen and dining area with travertine tiled flooring, underfloor heating and easy access to the courtyard and generous gardens.



On arrival, a double-glazed front door leads into an open plan hall that links directly to the dining space. From here steps lead down to the kitchen/breakfast room which also has direct access to the courtyard. The kitchen is well appointed with granite working surfaces and a range of fitted cupboards which incorporate a Hotpoint dishwasher, an Electrolux 5-ring gas hob with extractor over, and Electrolux double oven and a Hotpoint fridge and freezer.

The main sitting room then offers plenty of space to relax and faces south-east with large windows to the front with fitted blinds, exposed timbers and a fitted wood burner. The ground floor space is well supported by a well-equipped utility room and cloakroom.

From the hall an oak half turn staircase rises to the first-floor landing which has a vaulted ceiling and a useful open plan study space. The master bedroom has windows at one end



overlooking the courtyard and village beyond as well as built in wardrobes, a vaulted ceiling and a well-equipped en-suite shower room. There are then three further bedrooms all with their own character and these are supported by a family bathroom.

#### Outside

The property is approached by a shared driveway to a parking and turning area in front of the barn which also leads to an open fronted garage with power. Further enclosed garage with double doors to front with power and lighting, built in shelving and Belfast style sink. Side door offers direct access through to the kitchen/ breakfast room.

The gardens then lie to the rear and side and are an excellent size and can be accessed from the dining room and also by their own gated access and drive. Lain predominantly to lawn the gardens include a variety of fruit trees, a partly covered sun terrace, patio and a very useful garden store/ workshop with a concrete base which overall measures (24 x 8'5).

#### Services and Considerations

Mains gas, electricity, water are all connected  
Klargester Sewage Septic Tank  
Tenure Freehold  
Council Tax Band E  
EPC Rating C 78/90  
Broadband <https://checker.ofcom.org.uk/>  
Mobile Phone Coverage <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.



Kitchen/Breakfast Room / Dining Room / Utility and Sitting Room



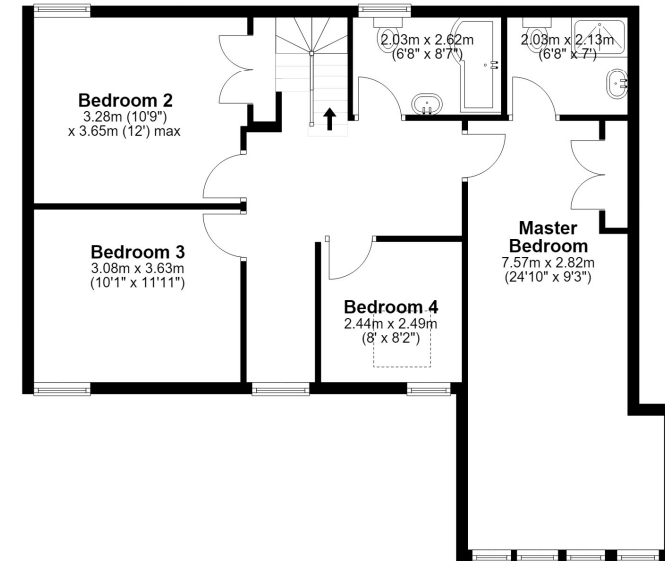
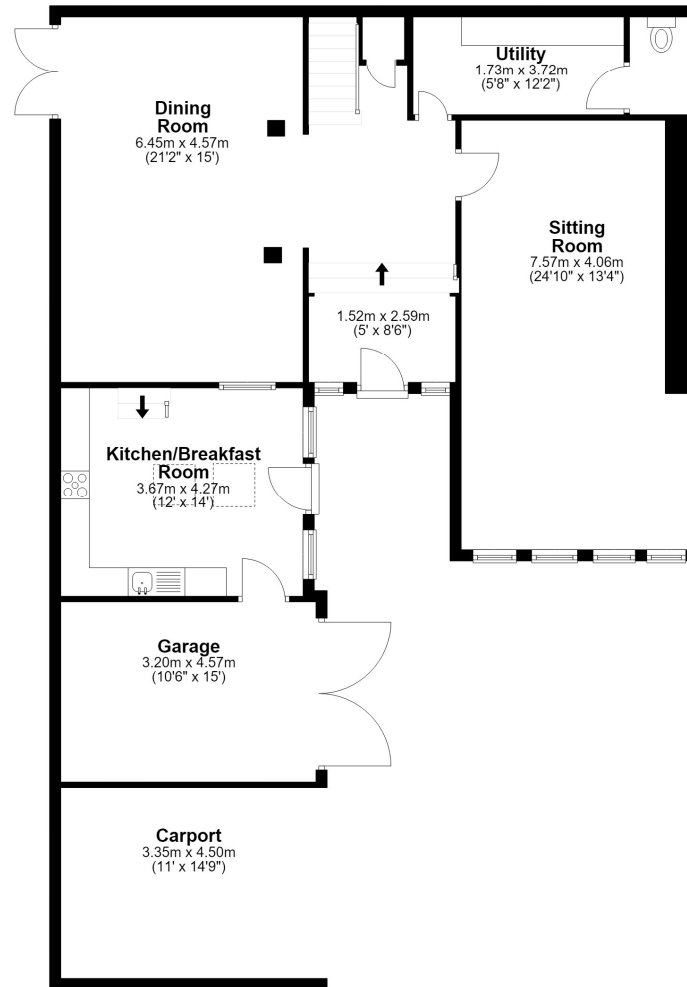


Master bedroom with en-suite / Two of three further bedrooms and supporting family bathroom



**Ground Floor**

**First Floor**



Total area: approx. 214.6 sq. metres (2309.6 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.



**Directions**  
**What3words///things.coconuts.lost**  
 Short distance up Dinmore Hill before turning tight as signposted to Bodenhams. Continue into old village passing the memorial on the right and bear left after a short distance into a small development of barns, turn left into courtyard and no 5 will be found on the right-hand side

**Brookes Bliss**

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