



THE COURTYARD BARNES
Gladestry, HR5 3NR



The Courtyard Barns Gladestry HR5 3NR



In the centre of the village, two individual barn conversions which are ideal for multi-generational living or income generation, both offering comfortable and adaptable living space.

Guide Price £545,000

The rural village of Gladestry, lies close to Offas Dyke Path which is very popular with walkers from around the world and roughly follows the border between England and Wales. The village is a mixture of individual houses and cottages, which, cluster below a pretty village church, along with a highly regarded primary school and a popular village pub. Shopping facilities are then available at the bustling market town of Kington, which lies just under 6 miles away and offers a supermarket, shops, cafes and restaurants, a schools and a modern medical centre, to name but a few.

The Courtyard Barns comprise of two individual stone barns which each offer comfortable and energy-improved living space which would be suitable for multi-generational living, or for producing an income. Both barns offer three bedrooms and two shower rooms and have good-sized living areas on the ground floor. Other features include double-glazing, electric heating and the benefit from three solar arrays, which we understand produced an income of around £5,500 last year. The feed in tariff is also index linked and runs until 2034. One of the barns also has a lift connecting the ground and first floor which is ideal for someone with mobility issues.

On arrival, a double carport offers covered parking with power and lighting and has a fast EV charging point. A pathway then leads to a walk-through garden room which has Bi-fold doors to either end and a fitted solid fuel Nordica range cooker for those colder evenings. A double-glazed door then opens into Brookside Barn and a kitchen/breakfast which offers plenty of work and cupboard space and includes a number of fitted appliances.

At one end the kitchen continues into an impressive living area with large, glazed windows overlooking the rear courtyard, windows and doors to the front, decorative fireplace, Stiltz lift to first floor and attractive spiral staircase. The ground floor space is then supported by a useful utility room/cloakroom with WC, sink and fitted Elektra boiler.

On the first floor there are three individual bedrooms, all with vaulted ceilings as well as an en-suite shower room to the main bedroom and a family shower room.

From the garden room, Bi-fold doors lead to the inner courtyard garden with a Gazebo and very useful studio or workshop, which is insulated and could also be used as a home office. A pathway then leads to The Courtyard Barn which can also be accessed by a pedestrian gate from the village road.

Also offering three double bedrooms, along with an en-suite and a family shower room, this barn is slightly smaller but still offers very comfortable living space, which would be ideal for extended family, teenagers to have their own space, or as an Air B&B.

It has a good-sized living area, dining room and fitted kitchen and again the property is double glazed and has electric heating.

Outside

The central courtyard between the two barns is very well enclosed and secure on all sides and a lovely space for family barbecues. At the front of Brookside Barn there is a south facing sun terrace and again stone walling on either side, ample parking and a lawned area.

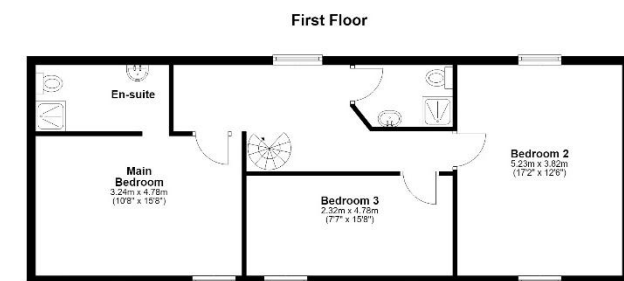
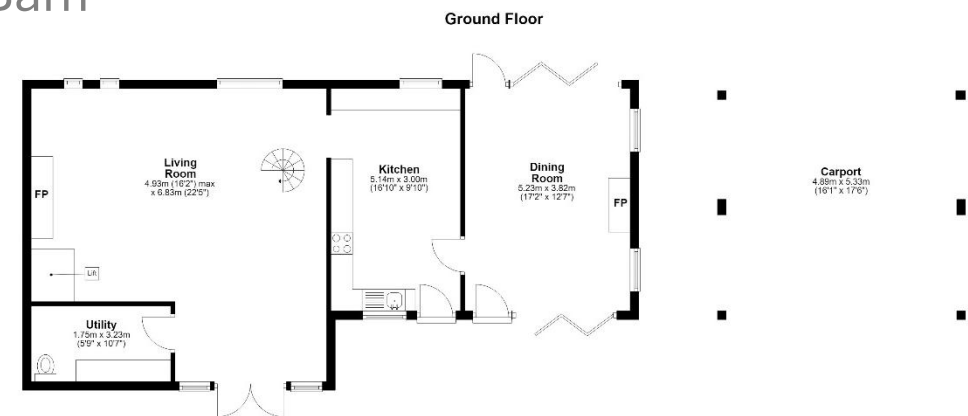


Brookside Barn





Brookside Barn



Total area: approx. 171.9 sq. metres (1850.1 sq. feet)
 Plans created by Brookside Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
 Plan produced using PlanUp.

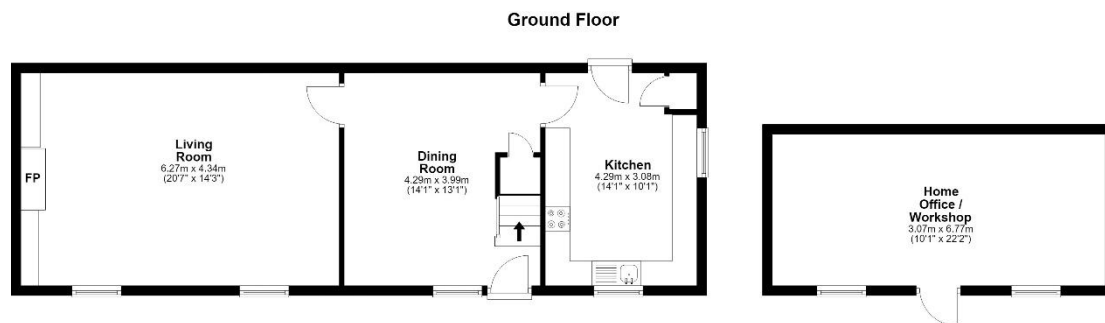


Courtyard Barn





Courtyard Barn



Total area: approx. 136.0 sq. metres (1464.3 sq. feet)



Directions

What3Words ///stuff.race.hopefully.

On entering the village from Kington, proceed past the primary school on the right-hand side and then the village pub on the left, and as the road bears around to the left the driveway is on the left-hand side just before the bridge. Follow the drive to the end where it sweeps up to the property.

Services and Considerations

Tenure Freehold

Mains electricity and water are connected.

Heating is via an electric combination boiler in Brookside Barn and electric heaters in The Courtyard Barn. There is an air-to-air heat pump in Brookside Barn and the Studio/Workshop.

Fast EV charger

Private drainage to a Biodisc treatment plant

Council Tax Band The Courtyard Barn C

Council Tax Band Brookside Barn E

EPC Rating The Courtyard Barn D 61/85

EPC Rating Brookside Barn E 53/54

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.

If you need help with or are unsure about any of the information contained in these details, please let us know

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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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