

THE CRUCK BARN
Pembridge, HR6 9JE



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An outstanding and immaculately presented barn conversion, offering extensive and adaptable living space, all set in a tucked-away location, yet minutes from the historic black and white village of Pembridge.

Guide Price £745,000







The small hamlet of Weston lies in northwest Herefordshire and comprises a cluster of individual houses and cottages which are surrounded by farmland. There are footpaths on the doorstep, leading to apple orchards, woods and fields, ideal for walks and dog walking. The nearby 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 market town of Hay on Wye, with its now world-famous literary festival.

This absolutely stunning Grade II listed property offers outstanding living space, which is laid out over two floors and seamlessly balances period features with more contemporary additions with underfloor heating to the entire ground floor. One of the largest barns on this small development, this beautiful property offers almost 4500 sq ft of living space and includes a beautiful and impressive sitting room, with exposed cruck beams and a high vaulted ceiling, a practical and beautiful kitchen/ breakfast room with living space at one end. A second kitchen and utility space and a double garage. On the first floor there is a sumptuous master suite, a guest suite and two further double bedrooms. The outside space is also designed for easy maintenance and is well enclosed on all sides making it ideal for pets or young children.

On arrival, large double glazed double doors lead into a light and welcoming reception hall, which has a flagstone floor and a central oak staircase rising to the first floor. A door then opens into a stunning drawing room which offers very large and impressive living space making it perfect for entertaining. Full of character there is a high vaulted ceiling framed by four cruck beams, two sets of double-glazed double doors to the front, an engineered oak floor and a fitted wood burner.

The kitchen/breakfast room is a beautiful space and includes a very stylish central workstation with deVOL one piece copper top with twin bowl sinks and beechwood soft close units below. There are further matching floor cupboards and a fitted Lacanche professional cooker, as well as limestone flooring. The kitchen/breakfast space is open plan to a large living area which is ideal for relaxing and includes oak flooring, a brick hearth with fitted wood burner and full height windows at one end with fitted blinds.

From the kitchen, an inner hall then connects through to a useful utility room, separate cloakroom and very useful second kitchen which has granite worktops, a built-in dishwasher, wine fridge and an extensive range of fitted cupboards.

From the main reception hall an oak staircase rises to a light and bright galleried landing with vaulted ceiling above, picture windows, space for a sofa and lots of exposed timbers. An inner landing then leads to the bedrooms and a beautiful and sumptuous master suite which has been created from two former bedrooms. The suite now includes a huge double bedroom with a walk in dressing room/ wardrobe, an en-suite shower room and a freestanding slipper bath at one end of the room. There is then a very comfortable guest suite with its own shower room, two further double bedrooms and a well-equipped bathroom.

Outside
The property is approached by its own gated driveway from within the development which leads to an attached double garage with two sets of twin doors at the front and a door through to the inner hall. The garage has power and lighting, and this space is currently used as a gym and as a boot room.

The garden to the front of this impressive barn and is well enclosed on all sides. A cobbled area has been partially covered with artificial turf and there are attractive floral borders, a brick paved sun terrace and an oak framed covered seating area. To the rear there is a further well-enclosed space with hot and cold tap, brick paving exterior lighting and pedestrian gate out onto the lane.

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Beautiful oak staircase leading to four bedrooms including a sumptuous master suite



















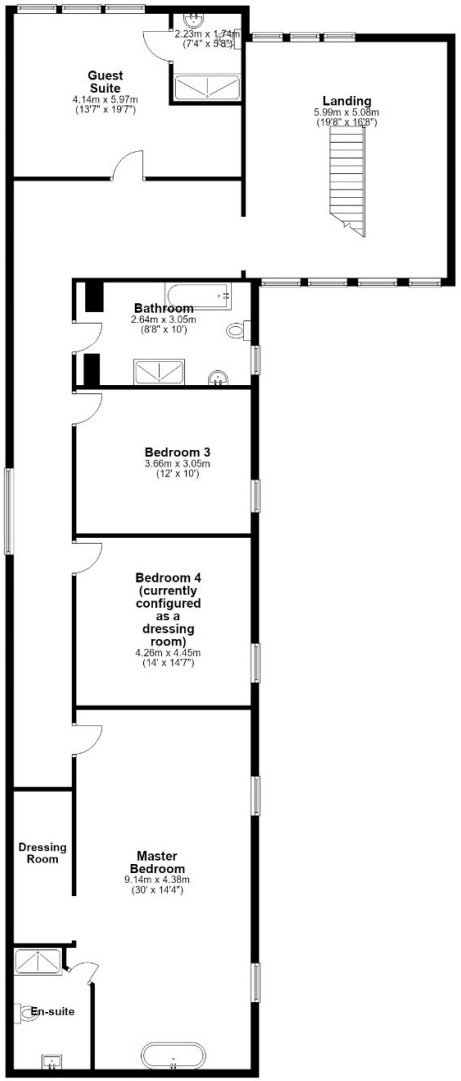




Ground Floor



First Floor



Total area: approx. 442.0 sq. metres (4757.7 sq. feet)

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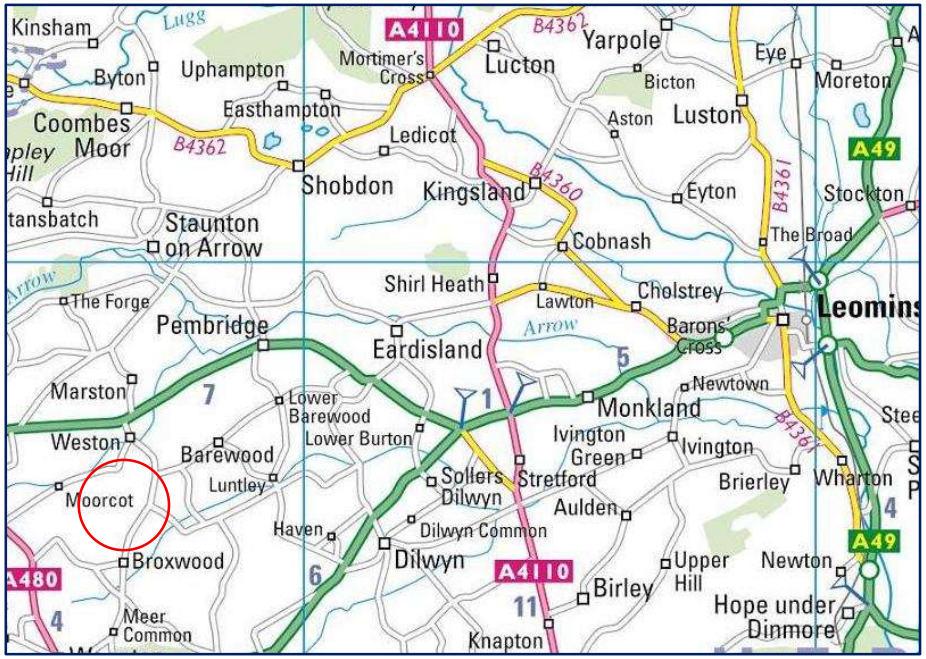
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Services and Considerations

Mains electricity and water are connected.
Shared private drainage system for the five properties in the development.
Oil fired central heating.
Underfloor heating downstairs and radiators upstairs
The property is Grade II listed
Tenure Freehold.
Council Tax Band G
EPC Rating C 71/73
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.

Directions

What three words ///tunnel.crescendo.repeat

From the nearby village of Pembridge, proceed towards Kington on the A 44 for approximately 1 mile. After passing Westonbury Mill Water Gardens, take the next left-hand turning to Weston, Bearwood, and Broxwood. Continue on this small lane for a short distance and the entrance to the development will be found on the right-hand side. Follow the drive around to the right and The Cruck Barn will be found in front of you.


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