

# ONE, MAGNOLIA COURT

£640,000



“A barn conversion with the wow-factor”

Canon Bridge, Herefordshire

Magnolia Court is a brand new development of stylish barn conversions that seamlessly marry old with the new: traditional materials and architecture with the benefit of modern day conveniences and efficient running costs.

- Stylish, new barn conversion
- All on one level
- Spacious and light
- Countryside living in Herefordshire
- Rainwater harvesting & solar panels
- Character throughout



Set in the heart of rural Herefordshire, down a country lane and enjoying an outlook to the River Wye in the distance, this gem delivers the wow factor that everyone hopes for in a barn conversion: large, open-plan living spaces, plenty of natural materials on show, exposed trusses, retained quirky design features and bags of charm and character.

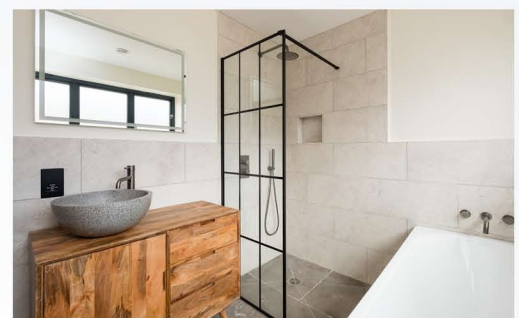
The layout of the entire property sits on one floor: allowing under floor heating in every room: an interior designer's dream... no more radiators to furnish around. Every room is different, with the developer skilfully highlighting character whenever possible. The living accommodation sits to one end of the property with the stunning sitting room benefitting from a vaulted ceiling, three sets of bi-fold doors, contemporary wood burner and limestone tile flooring which continues through to the mother of all kitchen-diners...

This space also enjoys a full-height ceiling and bi-fold doors, opening to both the front and back of the property. The stylish kitchen features all the modern conveniences you would expect in a high-quality property, including a cooker with 7-ring gas hob, quartz worktops, integrated dishwasher, American style fridge freezer and wine fridge.

From here, a hallway connects a useful utility room, stylish family bathroom and the four double bedrooms, two with en suite shower wet rooms. All bedrooms exhibit the stunning original bones of the property and oak flooring.

A plant room housing the hot water, central heating and controls for water softening sits neatly off the main living space. The developer has been hugely considerate of the building's environmental impact and has employed technologies to address this. These include: solar panels, which can be prioritised to provide the hot water, car charging, hot water or other uses within the home; and a rainwater harvesting system which recycles the resource within the property, with the overflow used for a variety of household uses including washing machines, toilets and garden irrigation.

**Outside:** The courtyard sits to the front of the property with a pretty lawn area, a large, gravelled parking area and path leading to front entrance. A patio stretches along the front aspect and is bordered with flowerbeds. To the rear, a personal gateway accesses further parking and the back garden: this area is split level and comprises of a large lawn area and patio area which runs the full width of the barn.





Planning consent is in place for a timber carport and the developer is happy to discuss the final design with the buyer.

**Area:** Canon Bridge is a hamlet in west Herefordshire, approx ½ mile from the village of Madley, which has a village store, Post Office, primary school, takeaway, bus route and public house. A doctor's surgery and secondary school can be found slightly further away in the nearby village of Kingston. Hereford city is approx 8 miles away.

**At a glance:**

|                    |  |
|--------------------|--|
| Bedrooms:          | 4  |
| Tenure:            | Freehold                                   |
| Council Tax Band*: | TBC  |
| Heating:           | Underfloor heating; LPG                    |
| Services:          | Mains electricity, water; private drainage |
| Service charges:   | Nil  |
| Covenants:         | Shared driveway of courtyard               |
| Broadband:         | Yes**                                      |

\* correct as of instruction date

\*\* Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.