

# THRESHING BARN

£460,000



“A stunning, rural barn conversion”

Collington, Herefordshire

Threshing Barn is part of a select cloister of just six stunning homes, nestled in the beautiful Herefordshire countryside. With original character on show throughout, high ceilings, an open-plan layout and glorious views, this property is a perfect fit for anyone looking for a life in the country but with all the conveniences and comforts of modern living.

- Stylish conversion
- Superb character throughout
- Pretty cloister of barns
- Great countryside views
- Two market towns nearby
- Carport and workshop



A gravelled approach, glazed barn door entrance and a stone and larch board façade, makes this property every bit the quintessential, country barn conversion and is immensely pleasing to the eye.

On entering, the property really sets out its stall with a great first impression: a generous dining room reception hall, with open plan living, connecting directly to the kitchen area. A beautiful wooden staircase leads up to the galleried first floor landing and exposed timbers display proudly around the space, confirming the building's heritage. To the other side of the space are bi-fold doors with full-length glass panes, leading your eye immediately to the garden outside and the superb views beyond. This aspirational space is truly the heart of the home and the perfect surrounding to entertain friends or spend time with family at mealtimes.

The kitchen has stylish wrap-around cupboards, built-in appliances with eye-level double oven, dishwasher, wine cooler and plenty of wooden counter top surface for food prep. The tiled flooring continues through to the attendant WC and utility room with sink and plumbing for a washing machine.

The sitting room lies on the opposite side of the barn: with further exposed timbers, wooden flooring and a cosy wood burning stove enclosed inside a feature fireplace; there can be no better place to retreat on a cold winter's night.

Upstairs, a galleried landing links all the first floor accommodation. The master suite has high ceilings, more beautiful exposed timbers, ample room for wardrobes and an adjoining en suite shower room. There is also a family bathroom with WC, sink and bath with overhead shower and screen along with two further bedrooms.

**Outside:** There is a decorative gravelled parking area to the front of the property with ornamental bricked walling. The large rear garden is mainly laid to lawn and leads down to a useful, pedestrian access gate. There is a patio area immediately behind the barn - the perfect spot for summer barbecues or evening drinks whilst soaking up those beautiful views. The property also has the benefit of a nearby carport and parking. The carport includes a workshop with soundproofing and electricity.





**Area:** Threshing Barn sits amongst a group of high quality, character barn conversions in Collington, a pretty, rural Herefordshire parish set amidst rolling countryside. The market towns of Tenbury Wells and Bromyard are just a short drive away and offer supermarkets, independent stores, public houses, cafés, restaurants and medical facilities. For lovers of the great outdoors, an abundance of beautiful rural walks can be found on your doorstep.

**At a glance:**

|                    |   |
|--------------------|---|
| Bedrooms:          | 3   |
| Tenure:            | Freehold  |
| Council Tax Band*: | E   |
| Heating:           | Central heating; LPG  |
| Service charges:   | Nil   |
| Services:          | Mains electricity and water; private drainage   |
| Covenants:         | Right of access, shared septic tank. Camper vans and commercial vehicles in carport, not on driveway. |
| Broadband:         | Yes (Airband)   |

\* correct as of instruction date



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.