

Bushel, 4 Balance Barns

Titley, HR5 3RU

FINE & COUNTRY

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KEY FEATURES

This exquisite barn presents itself to the market in impeccable move-in condition. Boasting two bedrooms and two bathrooms, with a mezzanine floor, this property offers versatility.

The open-plan layout of the first floor living accommodation is not only functional but also exudes an aesthetic charm. Rich with character, the barn is filled with rustic beams throughout, lending an air of authenticity and warmth to the space.

The vaulted ceiling of the first floor living area enhances the sense of grandeur, evoking a cathedral-like ambiance within this remarkable barn conversion. Whether relaxing with loved ones or entertaining guests, this space provides an exceptional backdrop for creating cherished memories and enjoying the comforts of a truly exceptional home.



- Barn Conversion
- Character features
- Front & rear garden
- Open plan first floor kitchen/dining/living
- 2 Bedrooms
- 2 Bathrooms
- Mezzanine Floor
- Parking
- Close proximity to Kington & Presteigne for amenities.
- Countryside views

LOCATION

Nestled within the serene countryside of Herefordshire, the charming village of Titley offers a delightful blend of rural tranquility and community warmth. This picturesque locale boasts an array of amenities, including The Stagg public house and a vibrant village hall that hosts various events and gatherings throughout the year, fostering a strong sense of community spirit. Surrounded by rolling green hills and meandering streams, Titley provides an enchanting backdrop for outdoor enthusiasts, with ample opportunities for countryside walks, cycling, and exploring the Glacier lakes and the nature reserve.

Approximately 3.4 miles from the market town of Kington that provides a range of amenities and services including shops, schools, supermarkets, dentist, and doctors' surgery, spa facilities as well as a weekly food market offering local crafts and produce. Presteigne also 3.3miles provides a range of amenities and the well-known Music Festival.



STEP INSIDE

Ascend the stairs to the main living space, strategically positioned within the barn to capitalize on the awe-inspiring A-frame beams reaching gracefully into the eaves. Here, a bespoke sycamore kitchen commands attention, offering a picturesque view of the rear courtyard.

Oak flooring sets the stage, complemented by a coordinating wall-mounted plate rack and rustic beams to the walls. As your host prepares a delightful meal, the kitchen's inset lighting casts inviting shadows, creating a warm and inviting atmosphere. With ample space for a large dining table, the kitchen seamlessly transitions into a lounge area boasting panoramic views of the surrounding forests and hills. The sunlight streams through the windows, providing an ideal setting for quiet reflection and relaxation.

A final ascent of stairs leads to the mezzanine area, currently configured as a versatile third bedroom with integrated office space. From this vantage point, you can overlook the bustling activity of the open-plan living space below, adding an element of connectivity to the home's design. Whether unwinding after a long day or entertaining guests, this remarkable barn conversion offers a harmonious blend of comfort and style.





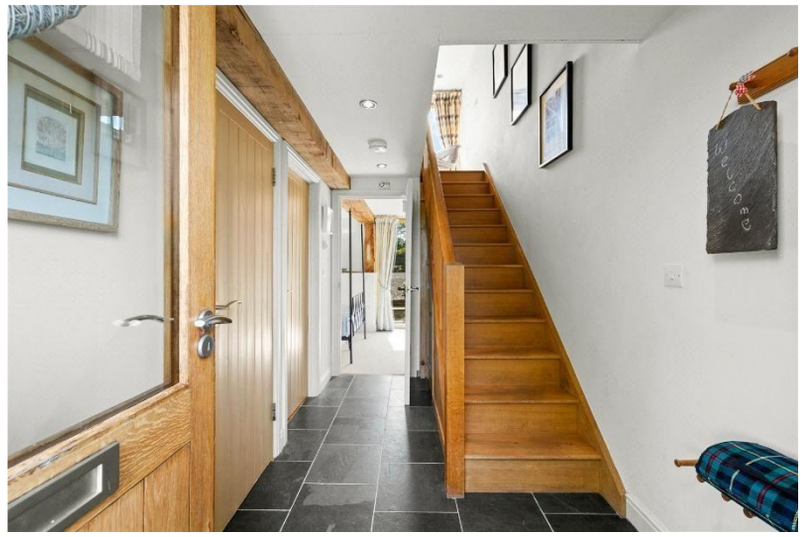




Upon entering the barn's ground floor, you're greeted by two beautifully appointed double bedrooms. The Master bedroom has an en-suite bathroom complete with a bath and shower combination.

Meanwhile, the second double bedroom features a contemporary wet room seamlessly integrated into the space, with direct access to the courtyard, mornings are made effortless as you step out for a refreshing cup of coffee.

The entrance hall also has a convenient cloakroom, the ground floor and first floor are both equipped with underfloor heating throughout to ensure comfort during colder seasons.

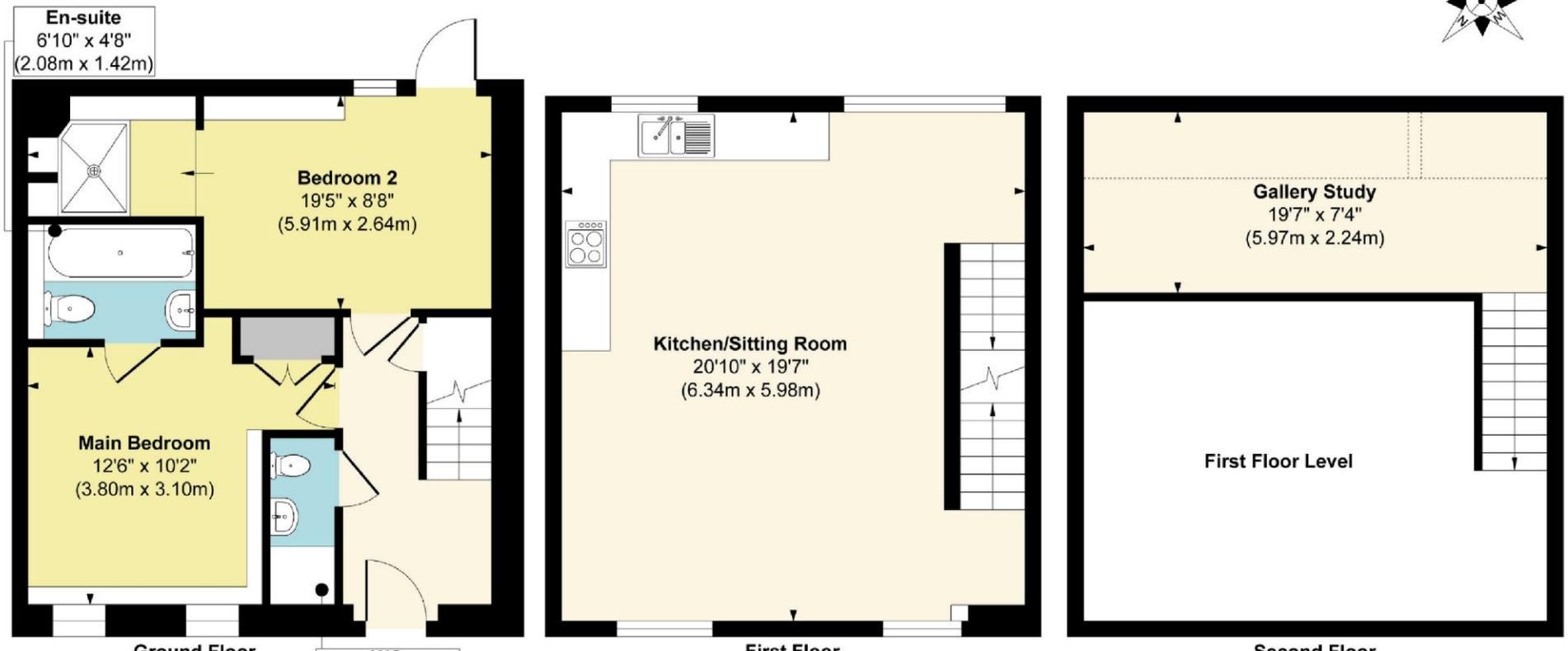








FLOORPLAN



Ground Floor
Approximate Floor Area
389 sq. ft
(36.16 sq. m)

First Floor
Approximate Floor Area
389 sq. ft
(36.16 sq. m)

Second Floor
Approximate Floor Area
157 sq. ft
(14.61 sq. m)

Approx. Gross Internal Floor Area
Main House = 935 sq. ft / 86.93 sq. m

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The Property Ombudsman
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STEP OUTSIDE

Approaching the front of the property, you're greeted by a charming scene: steps leading up to a small, well-manicured lawn area with comfortable seating.

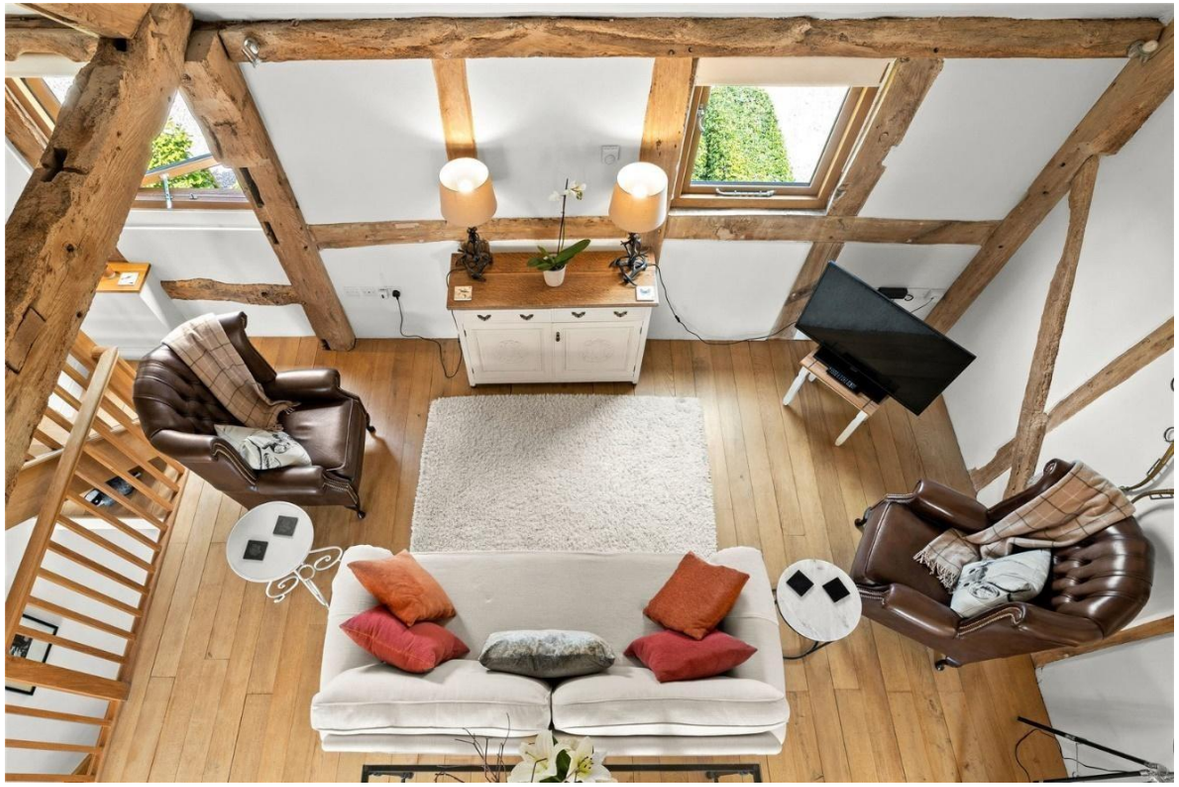
The picturesque countryside unfolds before you, offering a serene backdrop of rolling hills and verdant landscapes.
To the rear of the property lies a well-appointed courtyard, meticulously designed to offer both privacy and communal gathering spaces. Each barn within the complex enjoys its own designated area within the courtyard, providing residents with a sense of individuality while fostering a sense of community among neighbours.

Convenience is key, with an allocated parking space situated just outside the property, ensuring residents have easy access to their vehicles. For visitors, ample visitor parking is provided, offering peace of mind and hassle-free hosting for residents and their guests.











GENERAL

SERVICES: We are informed that the property is connected to mains electricity, water and drainage.

HEATING: Oil-fired central heating. Individually controlled thermostats operate the underfloor heating.

Council Tax Band: C

TENURE: We are informed that the property is of Freehold Tenure.

AGENTS NOTES: There is a management company in place to ensure the upkeep of the communal area which is currently £200.00 per annum (subject to review)

NOTICE: Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

DIRECTIONS: Leave Kington on the B4355 towards Titley and Presteigne. Follow this road for 2.8 miles, then take the left hand turn onto Eywood Ln, turn off at the second driveway on the right and the property is the 3rd Barn down.

What3Words: ///invisible.alarmed.earth

VIEWING: By appointment through selling agents –01497 820605
Opening Hours: Mon–Fri: 9:00 am - 5:00 pm or Sat: 9:00 am - 1:00 pm

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase the property, you will be required to provide sufficient identification to verify your identity in accordance with the Money Laundering Regulations. A nominal fee per person will be charged for carrying out the necessary identification checks. This fee is payable at the time of verification and is non-refundable.

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