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Coach House Hatfield Court, Hatfield, Herefordshire HR6 0SD. Asking Price £480,000

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PROPERTY FEATURES

- Barn Conversion
- 3 Bedrooms
- Kitchen/Dining Room
- Large Lounge
- Study
- Utility Room& Ground Floor Cloakroom/Shower Room
- Conservatory
- New Solar Panels and Battery Storage
- Gardens with Outbuildings of 1,743 sq ft (approx)
- Forecourt With Large Turning Area & Parking

To view call 01568 616666



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This attractive barn conversion is situated in a semi rural position offering character living accommodation being double glazed and oil fired centrally heated to include a porch, kitchen/dining room, large lounge, study, utility room, cloakroom/shower room, conservatory, 3 good size bedrooms, bathroom and outside a brick paved forecourt to front, access to the rear with a large turning and parking area taking many vehicles and a secret garden with rural views. A feature of the property are the outbuildings of 1,743 sq ft (approx), to include a large detached barn/workshop, stables and summerhouses offering great potential. The market town of Leominster and Tenbury Wells are only a short drive away and an internal inspection is recommended of this property. Details of Coach House, Hatfield, Nr Leominster are further described as follows:

A large veranda gives access under across a brick paved driveway to the entrance door opening into an enclosed porch having lighting and a door opening into the open plan kitchen/dining room. The kitchen/dining room has an inset stainless steel, one and a half bowl, single drainer sink unit, working surfaces to either side and base units of cupboards and drawers under. There is a planned space for a cooking range, wall cabinets and windows to front and rear. There is a feature stone fireplace, heavy timber lintel over and an inset wood burning stove standing on a raised plinth. There is an alcove to side, plenty of room for a dining table and chairs, ceramic tiled flooring, space for an upright fridge/freezer, ceiling spotlighting and a door leading through into an inner hallway. The hallway has exposed stone features, window to front door to rear and a door into the lounge. The lounge has 2 windows, one to side and one to rear, Parquet block flooring and ceiling lights with moulded ceiling cornice. From the kitchen/dining room a door into the study. The study has ceiling downlighters, window to rear, a hatch to part boarded loft space and door opening into the utility room. The utility room has a stainless steel, single drainer sink unit, space and plumbing for a washing machine and space and plumbing for a dishwasher, a window to front and a door opening into the shower room. The shower room has an electric shower, wash hand basin, low flush W.C, extractor fan and lighting. From the study a door opens into the conservatory having a ceramic tiled floor, lighting, opening windows and a door opening to the rear. From the inner hallway a staircase rises and turn up to the first floor landing with a Velux window and doors off to bedrooms. Bedroom one has a Velux roof lights to front, window to side and a window to rear. The large bedroom has

exposed timbers, under eaves storage space, lighting and ceiling down lighting. Bedroom two has a Velux roof light to front, window to side, exposed timbers and a built-in double wardrobe. Bedroom three has exposed timbers and a window to rear. Off the landing a door opens into the bathroom having a panelled bath, low flush W.C, vanity wash hand basin, exposed ceiling timber, ceramic tiling to splashbacks and a window to rear.

OUTSIDE.

The property is approached to the front leading onto a brick paved forecourt providing parking and access to a storeroom and front entrance porch.

STOREROOM

With access doors connecting the front and rear parking area and houses a Worcester combination boiler (fitted in 2019). The access to the rear is across the lane and through double opening gates onto a large parking area, which possibly could have 20 vehicles parked comfortably.

GARDENS.

The gardens continue with a raised garden with attractive floral and shrub borders and beds. There are slabbed pathways, a pond with waterfall feature and also a summerhouse, patio seating area and a large detached workshop.

MAIN BARN/WORKSHOP.

The workshop has power, lighting and adjoining is an additional building which has 2 stables. To the side of the workshop is a lawned garden being private and secure, giving access to (known as the secret garden) leading to the summerhouse. The summer house being only approximately 5 years old standing in an elevated position, taking advantage of the rural views.

SUMMER HOUSE.

Having power, lighting and a wood burning stove.

SERVICES.

Mains electric, mains water, oil fired central heating and private drainage. Solar panels and battery storage have been newly installed during June 2026.

ROOMS AND SIZES

Porch

Kitchen/Dining Room 5.72m x 6.20m (18'9" x 20'4")

Lounge 5.72m x 4.42m (18'9" x 14'6")

Study 3.05m x 2.74m (10' x 9')

Ground Floor Shower Room

Utility Room 2.44m x 1.98m (8'10" x 6'6")

Conservatory 4.57m x 2.62m (15' x 8'7")

Bedroom One 5.36m x 4.98m (17'7" x 16'4")

Bedroom Two 4.45m x 3.66m (14'7" x 12')

Bedroom Three 4.42m x 2.13m (14'6" x 7')

Gardens

Main Barn/Workshop 23.47m x 6.71m (77' x 22')

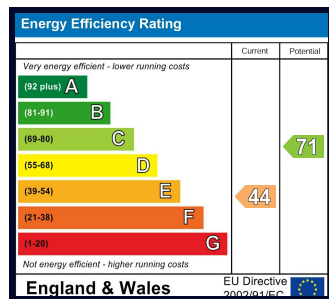
Stables 9.14m x 3.96m (30' x 13')

Summerhouse 6.10m x 3.66m (20' x 12')

PROPERTY INFORMATION

Council Tax Band - C

Property Tenure - Freehold



Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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