



**JonathanWright**  
estate agents



**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**
- **Bathroom**
- **Gardens with Outbuildings of 1,743 sq ft  
(approx)**
- **Forecourt With Large Turning Area &  
Parking**

**To view call 01568 616666**





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.

