



NICK CHAMPION

PROPERTY | AUCTIONS | AGRICULTURE | PROFESSIONAL

**THE COACH HOUSE, HATFIELD COURT,
HATFIELD, LEOMINSTER, HEREFORDSHIRE, HR6 0SD**

**GUIDE PRICE
£325,000**



A SPACIOUS ATTACHED BARN CONVERSION WITH CHARMING FEATURES IN A RURAL SETTING.

- OPEN PLAN KITCHEN/LIVING ROOM
- TWO RECEPTION ROOMS
- CONSERVATORY

- THREE BEDROOMS
- BATHROOM & WET ROOM
- UTILITY ROOM

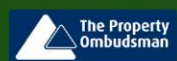
- ATTRACTIVE GARDENS
- RANGE OF OUTBUILDINGS
- LARGE PARKING AREA

NICK CHAMPION LTD

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www.nickchampion.co.uk



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APPROXIMATE DISTANCES

Leominster – 6.5 miles, Tenbury Wells – 7.5 miles, Bromyard - 9 miles, Ludlow - 16 miles, Hereford - 18 miles, Worcester - 23.5 miles, M5 Junction 7 - 25.5 miles.

DIRECTIONS

From Teme Street, Tenbury Wells head south on the A4112 in the direction of Leominster and after approximately 1.5 miles turn left on Oldwood Common signposted Bockleton. Proceed for 4.3 miles and at the end of the road turn right signposted Hatfield and continue along the lane for 1.9 miles before turning right for Fairview Holiday Park. Bear left towards Hatfield Court and the Coach House will be found on the left hand side as indicated by a Nick Champion 'For Sale' board.

SITUATION & DESCRIPTION

The Coach House is pleasantly situated in the rural hamlet of Hatfield nestled amidst rolling farmland. The nearby market towns of Leominster and Tenbury Wells are just a short drive away and are host to a range of amenities.

The Coach House dates back to the late 18th Century and was formerly part of the mews buildings attached to Hatfield Court before being converted in 1989. The property is constructed of stone and brick elevations under a part tiled and part slate roof which was replaced in 2013. The Coach House provides spacious accommodation across two floors and benefits from UPVC double glazing throughout, oil fired central heating, low maintenance gravel gardens, a substantial outbuilding and ample courtyard parking.

ACCOMMODATION

A partially glazed front door opens into the entrance hall with a study area and understairs cupboard. The open plan kitchen/living room has a kitchen area with a range of wooden base and wall units incorporating a stainless steel sink/drainer, a freestanding Belling electric range cooker with an extractor hood over, and space for a fridge. The living area has a feature stone fireplace housing the oil fired wood burner effect boiler. A large door opens into the porch which in turn has a door out to the verandah overlooking the courtyard garden. The sitting room has an attractive parquet wood floor and a wood burning stove with a painted stone surround. The dining room has a glazed door through to the conservatory which has a door to outside. The utility room has base and wall units, a stainless steel sink/drainer, plumbing for a washing machine and dishwasher, and a door through to the wet room with a Mira Advance electric shower, a hand basin and wc.

Stairs from the entrance hall rise up to the landing with an airing cupboard. The master bedroom has two large cupboards with hanging rails. There are two further bedrooms, the larger of which has a built in wardrobe. The bathroom has a corner bath, vanity basin unit and wc.

OUTSIDE

There is a right of way along the driveway leading from the council lane up to Hatfield Court. A separate gated area of hardstanding provides ample parking space for cars and larger vehicles and is flanked by a part stone outbuilding forming two stables. A door opens into a passage/store with a further door leading out through to the front courtyard garden which includes a gravel area with a range of shrubs, and a covered seating area under the decorative verandah. Wrought iron gates from the parking area open into an easy care gravel garden with a paved path leading to the property, shrub and flower borders, a pergola, two ponds and a timber garden shed.

The property also benefits from a substantial outbuilding (77'9 x 14'6 MAX) with potential, and access through to a further expanse of lawn.

SERVICES

Mains electricity and water are connected.
Shared private drainage.
Oil fired central heating.

LOCAL AUTHORITY

Herefordshire Council - Tel: 01432 260000
Council Tax Band C

ENERGY PERFORMANCE CERTIFICATE

EPC Rating E – Full details are available upon request.

FIXTURES & FITTINGS

Only those mentioned in the particulars are included in the sale; all other items are excluded.

TENURE

Freehold

VIEWING

By prior appointment with the Agent: –
Nick Champion - Tel: 01584 810555
View all of our properties for sale and to let at:
www.nickchampion.co.uk

LONDON SHOWROOM

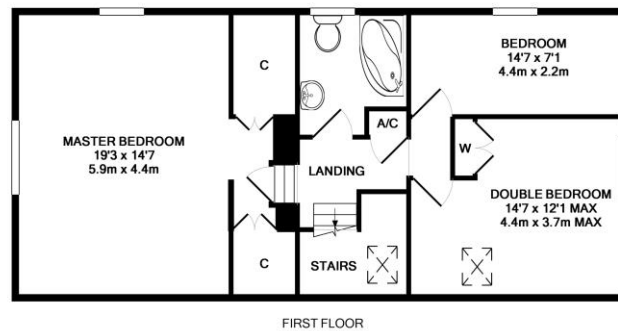
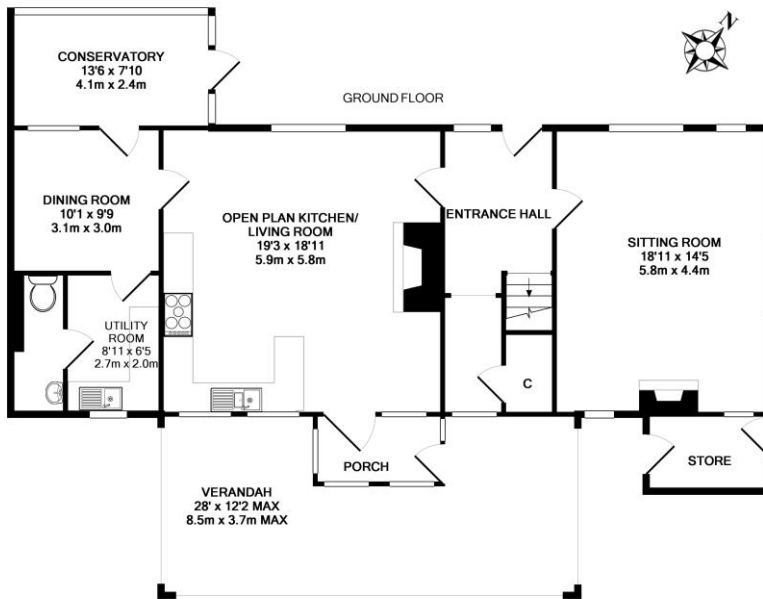
121 Park Lane, Mayfair, London, W1K 7AG
Tel: 020 7318 7082

Photographs taken on 09.02.17 and 07.04.17.

Particulars prepared February 2017 and amended May 2018.







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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars have been prepared in good faith to provide a general overview of the subject property and not a statement of fact. Any photograph(s) may portray only parts of the subject property at the time they were taken and may no longer be an accurate representation. Prospective purchasers should make their own enquiries as to the structural condition of the property and the nature and condition of any services, appliances, equipment or facilities that may be included in the sale. All areas, measurements, aspects and distances referred to within the particulars are merely provided as a guide and are approximate, and prospective purchasers must rely on their own enquiries.

These particulars are provided on the understanding that all negotiations are conducted through Nick Champion. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed. Prospective purchasers are strongly advised to obtain verification of all matters pertaining to the sale of the subject property from their own solicitor or surveyor.