



PETERSTOW

Guide Price **£300,000**



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9 EVERSTONE FARM BARNES

Peterstow, Ross on Wye, Herefordshire HR9 6NE



Beautiful barn conversion
Two double bedrooms
Well-presented throughout

This two-bedroom barn conversion is in the sought-after location of Peterstow which is a village located between Ross on Wye and Hereford. The property is well-presented throughout and has wonderful views over the Herefordshire countryside

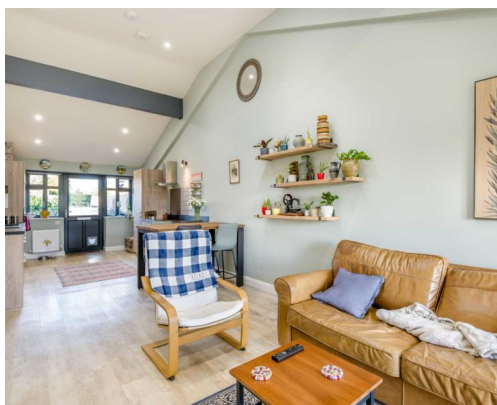


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KEY FEATURES

- Barn conversion
- Two double bedrooms
- Family bathroom
- Immaculate condition throughout
- Garden and parking 2/3 cars
- Views



STEP INSIDE



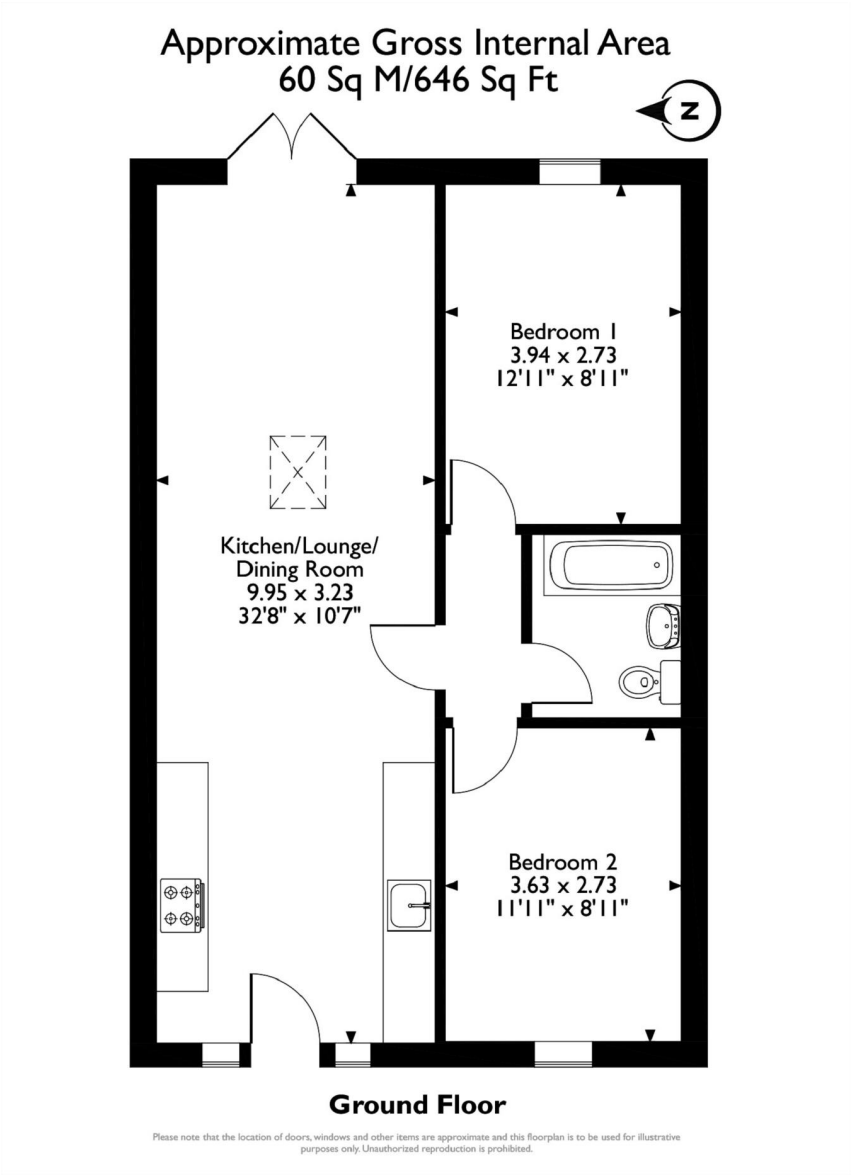
Upon entering the property, you are welcomed into the open plan kitchen/living/dining room benefitting from vaulted ceilings and exposed beams giving a sense of space. The property is bright and airy with French doors leading out to the garden and having large windows overlooking the front garden with the added benefit of a Velux window.

The spacious, open plan living space is perfect for entertaining and enjoying time with family and friends. The kitchen area has plenty of storage space and a host of integrated appliances.

A door from the kitchen leads you through to the inner hallway that allows access to two double bedrooms, both benefitting from vaulted ceilings.

The modern family bathroom offers a three-piece white suite with overhead rainfall shower and a recent addition of a skylight. The property has been tastefully renovated throughout by the current owners and will make the perfect home for someone looking for an immaculate home ready to move into.

Located in Peterstow, in between the market town of Ross on Wye and Hereford, this well-proportioned barn conversion is situated in a residential area within a short distance of local amenities, schooling and the A40. Peterstow is near to the beautiful Wye Valley, while accessible links allow easy commuting to neighbouring towns and cities, providing a wonderful balance between rural and town living.



STEP OUTSIDE



Approached via a private driveway you will find parking for two to three vehicles. The front of the property also benefits from a storage unit and a well-maintained front garden being laid with patio with fencing and shrubs surrounding to create a private space, perfect for sitting out and enjoying a coffee. The rear garden has wonderful views over the Herefordshire countryside. The garden is mainly laid to lawn and has the advantage of a patio area perfect for al-fresco dining and enjoying with family and friends. A shed located in the garden is perfect for storing all your gardening bits and bobs.

INFORMATION

Postcode: HR9 6NE
Tenure: Freehold
Tax Band: B
Heating: Gas LPG
Drainage: Private
EPC: D





DIRECTIONS

From Ross on Wye, head along Wilton Road towards the A40. Once you get to the roundabout take the third exit onto the A49. Follow the round for around 2.4 miles where you will take a left turn into Everstone Farm Barns keeping right follow the road down to the end where you will find 9 Everstone Farm Barns.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)	67	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.