



3 Upper Weston Barns
Weston Under Penyard | Ross-on-Wye | Herefordshire HR9 7NY

FINE & COUNTRY



Step inside

3 Upper Weston Barns

Guide price £575,000

This beautiful, bespoke new home sits in the centre of Weston Under Penyard, a much sought after village just a few miles outside the market town of Ross-on-Wye. The village enjoys a range of amenities including a well regarded primary school, a traditional village pub and an active village hall, as well as sports grounds.

The property has been designed for eco-friendliness, and is tastefully finished throughout, with attention to detail and a focus on quality fixtures, fittings and materials. There is underfloor heating to both ground and first floor.

The ground floor comprises an entrance hall with cloak room, spacious living room and a beautifully finished kitchen/breakfast room with utility area. To the first floor are three double bedrooms, one of which features an en-suite shower room, as well as a family bathroom.

Outside is a beautiful enclosed rear courtyard with a raised seating area and raised beds, with a driveway, parking and detached double garage to the front.

STEP INSIDE:-

As you step through the front door, you come into an entrance hallway, with attractive porcelain floor tiles, access to a ground floor cloak room with W.C and wash basin, and double oak doors opening into the living room.

The living room is exceptionally spacious, finished with engineered oak flooring, windows and glazed door leading outside to the rear courtyard, and an understairs storage cupboard housing the underfloor heating controls.

The kitchen is beautifully finished, with porcelain floor tiles, high quality units and black granite worktops. There is a central island, a Neff oven, combi microwave Neff oven, Neff fridge and freezer, fitted Neff dishwasher, and to the far end of the kitchen is a utility area with cupboards worksurfaces and space for appliances.



An oak staircase leads to the first floor landing, with engineered oak flooring and loft hatch to the attic space.

The principal bedroom suite is a very generous size, with windows to front and rear aspect. There is a tastefully appointed en-suite, with double width shower cubicle, wash basin, W.C, heated towel rail and wall mounted mirror with integrated lighting.

There are two further double bedrooms, one of which has fitted wardrobes and cupboards housing the hot water cylinder and underfloor heating controls. In addition, there is also a family bathroom, with bath and overhead shower, wash basin with vanity unit, W.C, heated towel rail and mirror with integrated lighting.

Additional features of the property include; Air source heat pump, solar panels, underfloor heating throughout with programmable thermostats in each room, Velfac windows throughout.







Step outside

3 Upper Weston Barns

The property enjoys a spacious rear courtyard which is well positioned to enjoy the sun throughout much of the day. The courtyard is paved throughout, with raised vegetable beds, an elevated seating area, plenty of space for a barbeque and an outside tap.

To the front is a block paved driveway with parking, and access to a detached double garage with electric, light and electric roller doors. The garage benefits from an electric vehicle charging point and also a storage area for bikes.

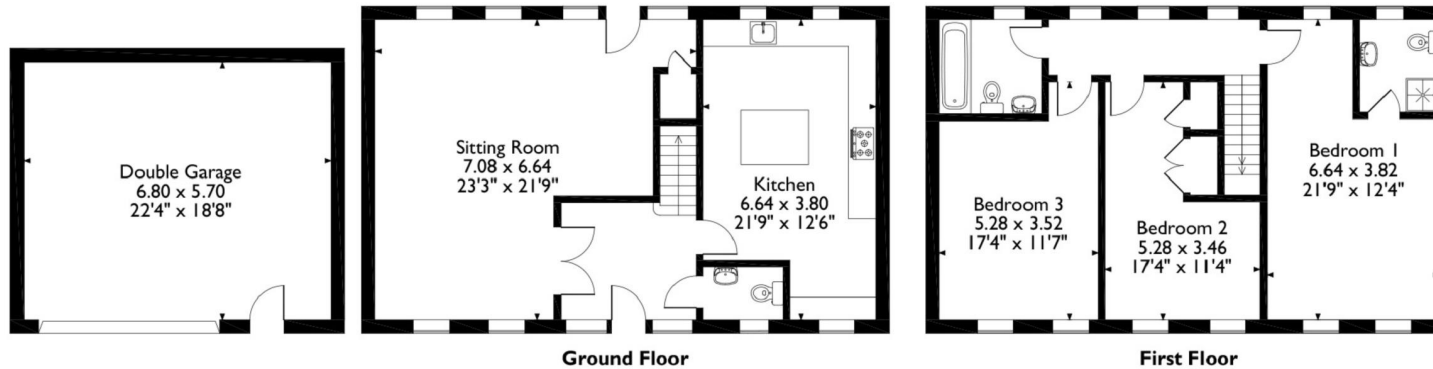
AGENTS NOTE: There is a 10 year structural warranty on the property.

DIRECTIONS

From Ross-on-Wye proceed out of town on Gloucester Road towards Hidersley. At the roundabout take the third exit onto the A40 and continue until reaching the village of Weston-under-Penyard and at the crossroads in the centre of the village turn left to find the properties are located on the right hand side, just after the Weston Cross pub.



Approximate Gross Internal Area
Main House = 148 Sq M/1592 Sq Ft
Double Garage = 39 Sq M/420 Sq Ft
Total = 187 Sq M/2012 Sq Ft



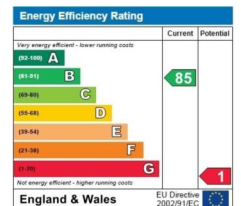
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: HR9 7NY | Tenure: Freehold | Tax Band: F | Authority: Herefordshire Council | Heating: Air source heat pumps | Drainage: Private

EPC pending



*Internet speed according to the BT Availability Service using the postcode and landline
All measurements are approximate 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. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





Fine & Country
Tel 01989 764141

52 Broad Street, Ross-on-Wye, HR9 7DY