



# Breinton, Herefordshire

Guide Price £725,000

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A Unique, Stylish Detached 3 Double Bedroom Stone Barn Conversion, with secure gated entry, stunning garden room basking in a rural location with river walks and beautiful views, all while having close proximity to the City.

**Entrance Hall – Sitting Room – Kitchen – Spacious Hall – Garden Room – Downstairs WC – Under Stairs Storage – Bedroom 1 With Ensuite – 2 Further Double Bedrooms – Family Bathroom – Airing Cupboard – Large Rear Gardens – Enclosed Courtyard Patio – Detached Outbuilding/Study with Attached Store – Utility/WC – Raised Beds – Toolshed – Off-Road Parking – Secure Gated Entry**

The Stables in Breinton offers a luxurious modern timber-clad barn conversion, securely nestled within an exclusive enclave, with private views across open fields to the right-hand side. The garden room is a triumph, with its fully glazed aspect maximising the field views and vaulted ceiling with exposed beams.

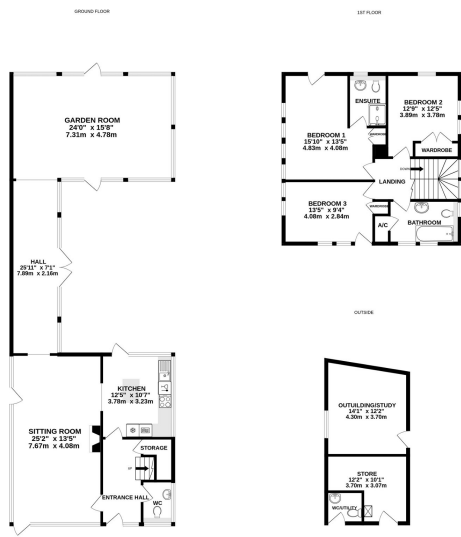
Enjoying a lovely rural location amid orchards and open fields, surprisingly only just over 2 miles from the City of Hereford. Breinton Springs and the River Wye offer beautiful walks, while this cluster of ancient hamlets mentioned in the Domesday Book now offers a farm shop and thriving community.

## The Property

Entrance Hall – Stepping onto fitted coir matting, tile flooring beyond is complete with wet underfloor heating, which runs throughout the downstairs. To the right is a downstairs WC with concealed cistern and floating basin, while underneath the oak staircase is handy storage, housing the consumer unit and underfloor heating manifold. Intercom system and alarm panel are on the right-hand side upon entry.

Kitchen – Underfloor heated tile flooring continues into the kitchen, which comes fitted in a range of contemporary white units, finished by black granite countertops. A bespoke kitchen of German design has integrated Gaggenau appliances, including fan oven, steam oven, warming drawer, induction hob, extractor fan, dishwasher,





TOTAL FLOOR AREA: 2091 sq ft (194.3 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the figures included here, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency can be given.  
 Drawn with AutoCAD 2012

- Stunning Detached Barn Conversion
- Next to Open Fields; Lovely Views
- 3 Double Bedrooms + Ensuite
- Immaculately Presented
- Stunning Garden Room
- Full of Character & Charm
- Detached Outbuilding
- Highly Sought-After Location
- Private Enclave With Secure Entry
- High Spec Finish Throughout

