



Upper House Barn, WOLFERLOW

£385,000

Offers Over



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## Upper House Barn, Upper House Farm, Wolferlow, Bromyard,

Country & character living at its best! Refurbished barn boasts a king-size master bedroom

and two further double bedrooms. Garden stretching to 0.30 acre approx. with large

kitchen/breakfast room, snug and Inglenook fireplace.

ADDITIONAL PLOT OF LAND AVAILABLE\*\*

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## Property Location

The picturesque village of Wolferlow is set amidst the beautiful rolling countryside of Herefordshire. Just 7 miles from Bromyard the Hamlet offers convenient road links to the surround areas. The Hamlet is rich in history with a variety of local attractions such as a historic church, Clifton upon Teme Primary School and a range a fantastic public houses and eateries. DIRECTIONS From Worcester proceed along the A44 towards Leominster for approx. 13 miles, at the junction of the B4203 turn right towards Tedstone Warfe then turn left sign posted Wolferlow, after approx. 1 mile the property can be found on the left hand side sign posted "Upper House Barn".

### Property Details

Upper House Barn offers beautiful country living on the Herefordshire/Worcestershire border. A recently refurbished character barn boasts a King size Master Bedroom and 2 further double bedrooms with plenty of room for entertaining or allowing your children to run free during the summer months in the large garden stretching to approx 0.30 acres. With exposed Oak beams, Snug and large inglenook fireplace; great for warming up after long walks in the open countryside right on your doorstep. The Barn is a delightful Grade 2 listed property with slate floors and bespoke handmade doors. Conveniently located equidistant between Hereford and Worcester. Opposite British Equestrian Cross Country field and nearby renowned Sapey Golf Club.

The approach to the Barn is on a privately owned drive shared with three other properties. Large parking area to the front of the property which can easily accommodate over 4 vehicles.

ADDITIONAL PLOT OF LAND AVAILABLE, contact agent for full details. 01905426000

Entrance Hall

Slate flooring

Understairs storage

Radiator

Kitchen 12'5" x 15'7"

Oak topped Breakfast bar

Slate flooring

Bespoke Handmade doors

Patio door leading to large patio area

Green Oil Fired Rayburn

Triple aspect

Snug 7'3" x 8'8"

Slate flooring

Bespoke Handmade door

Radiator

Boot Room 2'3" x 9'6"

Housing for washing machine

Boiler

Slate Flooring

Oak stable door leading to the patio area and garden

WC 3'6" x 4'3"

Newly fitted white suite

Slate flooring

Bespoke Handmade door

Radiator

Lounge 15'11" x 15'2"

Bespoke Handmade door

Large inglenook fireplace with Stovax Wood burner and oak beam mantle

Exposed oak beam to the centre of the room and original exposed stone wall

Double aspect

2 x Radiators

Stairs and Landing

Immersion cupboard and linen cupboard

Fitted cupboard to the eaves

Master Bedroom 16'1" x 13'1"

Exposed Oak beams

Handmade bespoke doors

2 x double and 1 x single fitted wardrobes/cupboards with handmade bespoke doors

Triple aspect

Fitted cupboard to the eaves

2 x Radiators

Bedroom Two 15'6" x 9'6"

Exposed Oak beams

1 x radiator

Shower Room 5'10" x 3'3"

Newly installed

Victorian Style Radiator

Travertine Tiled floor

Large enclosed shower cubicle

Wood panelling to the walls

Bathroom 5'8" x 8'0"

Non slip tiled floor

Exposed Oak Beams

1 x Radiator

Bedroom Three 14'2" x 8'8"

Double aspect

Exposed Oak Beams

Attic Access

1 x Radiator

Oil fired Central Heating

Double Glazing

Double Oven

Neutral Decoration - Farrow and Ball

Front of House - Outside Tap, Oak Beam Raised Beds

Rear Garden

Large Patio area to the rear of the property continuing to the side of the house, accessed via both kitchen and boot room, with large gated side access. Perfect for entertaining

2 x sets original stone steps leads to large lawned area approx 1/2 acre

Large post and rail fenced paddock area with Concrete hardstanding, ideal for shetland pony, goats, ducks or chickens.

New fruit trees growing to top of the garden consisting of pear, apple, sloe with large conker tree.

2 x vegetable patches which currently grow fabulous strawberries.

Oil tank located to the rear of the garden

Outside tap and electric point.

AGENTS NOTE The vendor of this property is associated with Platinum Property Agents.

### Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

### Disclaimer and Misdescriptions Act 1991

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## Additional Property Services

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- Accompanied viewings
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- Full Management, Let Only and Professional Landlord packages
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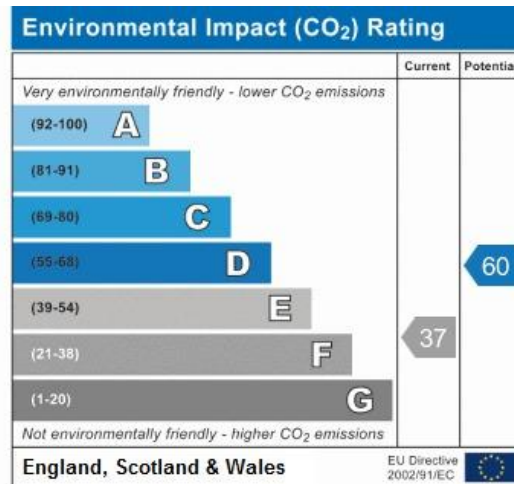
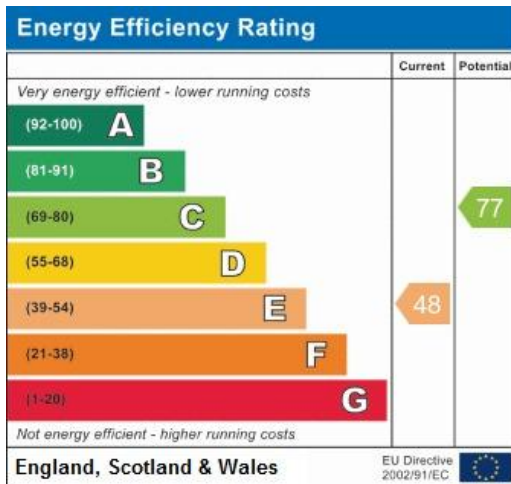
### Platinum for Buyers

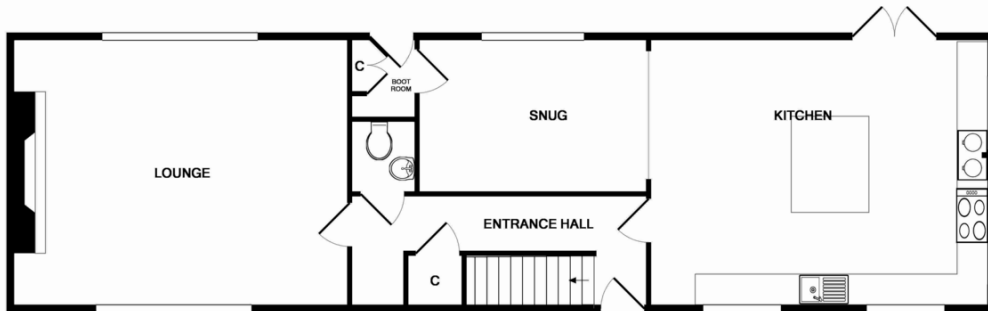
- Accompanied viewings
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- Solicitor Quotations
- Home Buyer Survey Quotations

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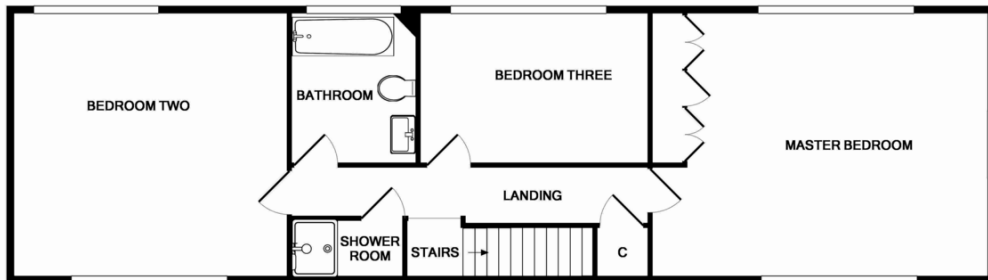
- Independent “whole of market” Mortgage search
- Independent “whole of market” Insurance Illustrations
- Investment property specialists
- No additional charge for advice

Please contact your local office for further information.





GROUND FLOOR



1ST FLOOR

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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