



# Upper House Barn

Upper House Farm, Wolferlow, Bromyard, Herefordshire, HR7 4QA



COUNTRY & CLASSIC



## Upper House Barn

Spacious Three Double Bedroom Barn Conversion with Large Garden with Established Vegetable Garden, Terraces & Separate Orchard. Immaculately Presented Inside & Out with a Wealth of Period Features & Beams. Situated within a Small Rural Community Just 3 miles from Clifton upon Teme, close to Bromyard & Tenbury Wells

### THE PROPERTY

- Large Triple Aspect Open Plan Kitchen/Dining Room with French Doors to Garden & Terrace. Fully Fitted Kitchen with Solid Wood Worktops & Breakfast Island
- Attractive Double Aspect Sitting Room with Feature Beam and Exposed Stone Wall. Inglenook Fireplace with Woodburner. Oak Flooring
- Entrance Hall with Downstairs Cloakroom
- Utility Room with Back Door to Terrace & Garden
- Attractive Landing with Original Beams
- Superb Triple Aspect Main Bedroom with Feature Beams, Built in Wardrobes with Reclaimed Wood Doors
- Second Double Bedroom with Beams, Currently used as Second Sitting Room
- Third Double Bedroom. Double Aspect with Attractive Beams
- Stunning Newly Renovated Family Bathroom with Tiled Floor & Free Standing Bath
- Separate Newly Renovated Shower Room with Tiled Floor

### THE OUTSIDE

- Half an Acre of Superb Garden
- Substantial Paved Terrace Area Divided by Herb Planters
- Original Stone Steps Lead to Large Vegetable Garden with Several Well Maintained Raised Beds
- Garden Store with Light & Electric
- Large Lawned Area with Further Terrace for Outside Entertaining
- Attractive Flower Bank & Wildlife Pond
- Orchard with Several Fruit Trees & Separate Road Access
- Private Parking for Several Cars



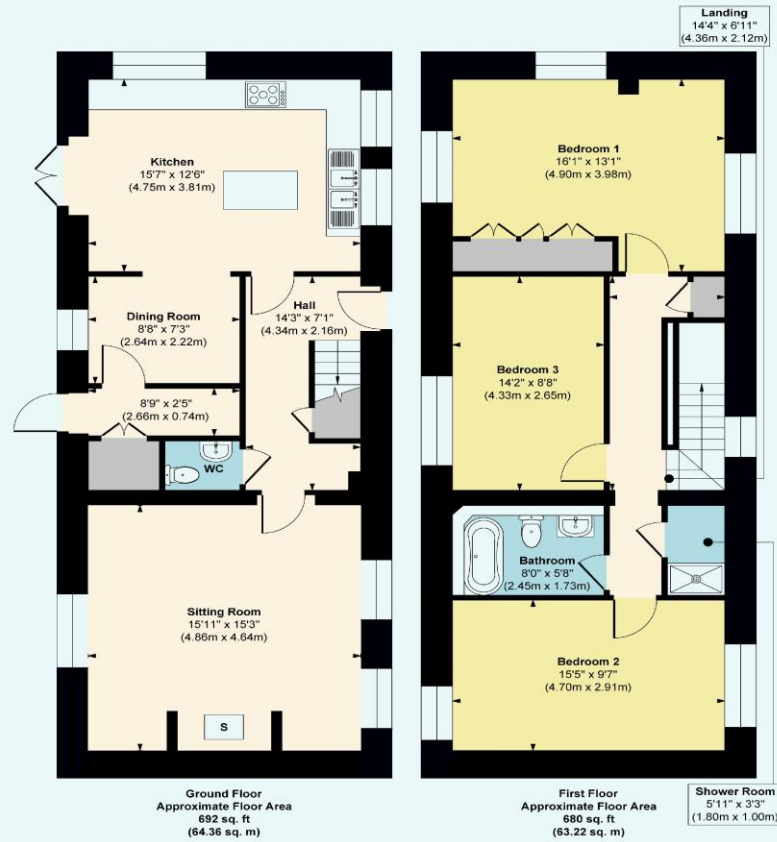




# FLOOR PLANS

Total Approx. Floor Area 1372 Sq. Ft. (127.58 Sq. M.)

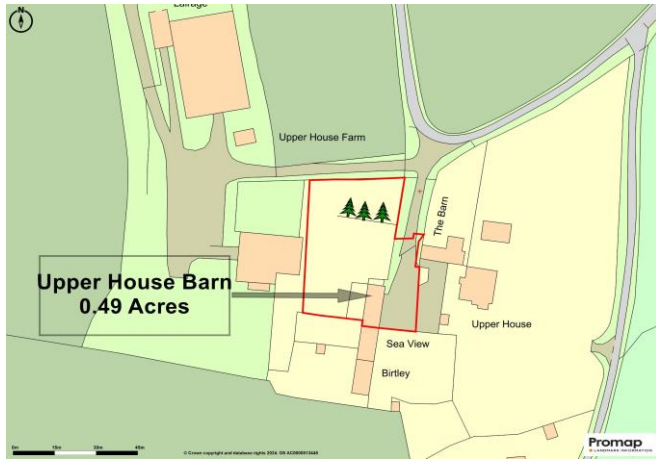
## Upper House Barn, Wolferlow, Bromyard, HR7 4QA



**Approx. Gross Internal Floor Area**  
**Main House = 1372 sq. ft / 127.58 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
©William Benton-Fife Photographer. Unauthorised reproduction prohibited.











## THE SITUATION

- Quiet Rural Location within the Hamlet of Wolverlow
- 3 Miles to Village of Clifton-upon-Teme with Primary School, Shop & Pub
- 7 Miles to Bromyard & Tenbury Wells
- 14 Miles to Worcester

## PRACTICALITIES

- Grade II Listed
- Council Tax Band: E- Herefordshire Council
- Mains Electricity & Water
- Private Shared Drainage (3 Barns)
- Oil Fired Central Heating
- Broadband is Available
- Electric Car Charger

## DIRECTIONS

HR7 4QA –What3Words: inflates.skinning.rumble

From Bromyard take the B4203 towards Stourport. Continue for 5.5 Miles. Turn Left to Wolverlow & Stoke Bliss. Continue along the lane for just over 1 mile passing an equestrian cross country course on the right. The entrance to the barn is shortly on the left hand side on a sharp right hand bend

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents.



Tel: 01531 888388 or 07879 630396  
Email: [enquiries@countryandclassic.co.uk](mailto:enquiries@countryandclassic.co.uk)





