



# The Barn

Wolferlow, Bromyard, Herefordshire, HR7 4QA



COUNTRY & CLASSIC



## THE BARN

*Detached Period Three Double Bedroom Barn Conversion with Good Sized Garden & Large Private Driveway. Large Sitting Room with Vaulted Ceiling, Picture Window & Inglenook Fireplace with Oil Burning Stove. Spacious Living Spaces with Ground Floor & First Floor Bedrooms. Situated within a Small Rural Community Just 3 miles from Clifton upon Teme, close to Bromyard & Tenbury Wells*

## THE PROPERTY

- Enclosed Porch leading to Entrance Hall with Glazed Double Doors to
- Open Plan Dining Room/Kitchen. Triple Aspect Windows with Deep Sills, Original Beams & Exposed Stone Wall
- Full Fitted Kitchen with Oil Fired Rayburn & Electric Cooker & Ceramic Hob
- Large Utility Room
- Large Light Garden Room with Tiled Floor. French Doors to Dining Room & Glazed Door to Terrace & Garden
- Rear Hall with Downstairs Cloakroom & Back Door
- Ground Floor Double Bedroom with Feature Beam & Post, Double Aspect with Deep Windowsills
- Shower Room
- Attractive Landing with Vaulted Ceiling
- Large Light Sitting Room with Vaulted Ceiling & Feature Beams. Large Inglenook Fireplace with Oil Burning Stove. Feature Picture Window Overlooking the Garden. Hayloft Door to External Stone Staircase.
- Two Double Bedrooms with Feature Beams
- Attractive Family Bathroom with Large Airing Cupboard

## THE OUTSIDE

- Large Gravelled Front Driveway with Entrance Gate
- Attractive Terracing with Additional Parking
- Large Mature Garden with Established Plants & Trees
- Small Pond & Attractive Clematis Covered Arbours
- Separate Gated Access to Garden
- Greenhouse & Garden Sheds





## THE SITUATION

- Quiet Rural Location within the Hamlet of Wolverlow
- 3 Miles to Village of Clifton-upon-Teme with Primary School, Shop & Pub
- 7 Mile to Bromyard & Tenbury Wells
- 14 Miles to Worcester & M5

## PRACTICALITIES

- Grade II Listed
- Council Tax Band: F - Herefordshire Council
- Mains Electricity & Water
- Shared Private Drainage
- Oil Fired Central Heating
- Broadband is Available – Starlink & EE

## DIRECTIONS

HR7 4QA –What3Words: witless.dozen.fantastic  
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 driveway to the barn is shortly on the left hand side on a sharp right hand bend, The entrance to The Barn is then half way down the drive on the left hand side

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents  
01531 888388

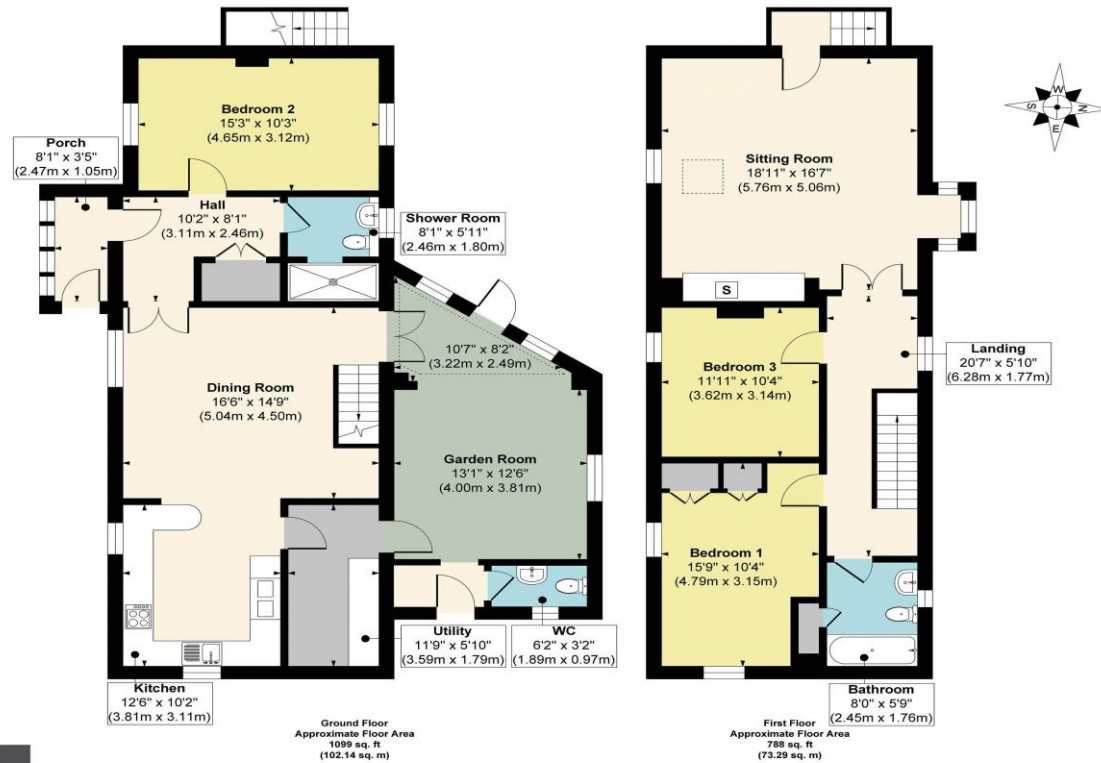
  
COUNTRY  
&  
CLASSIC

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**Approx. Gross Internal Floor Area 1887 sq. ft / 175.43 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.  
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