



Old Court Barn

Church Road, Brobury, Hereford, Herefordshire, HR3 6DX



COUNTRY & CLASSIC

Old Court Barn

Detached Four Double Bedroom Barn Conversion with Substantial Outbuildings & 6.5 Acres of Gardens & Grounds including Large Pond, Pastureland, Orchard & Woodland. Finished to an Exceptional Standard with Attractive Standout Features Throughout. Situated in a Quiet Rural Setting midway between Hereford & Hay on Wye

THE PROPERTY

- Stunning Open Plan Reception/Dining Hall with Flagstone Floor and Feature Wall to Ceiling Windows. French Doors to Terrace & Garden
- Large Sitting Room Divided by Bespoke Fireplace with Double Sided Woodburner, Double Aspect with Large Windows Overlooking Garden & Flagstone Floor
- Fully Fitted Kitchen with Double Belfast Sink, AGA Electric Range Cooker & Granite Worktops
- Study/Snug with Feature Wall
- Large Fully Fitted Utility Room with Large Belfast Sink
- Downstairs Cloakroom & Boiler/Plant Room
- Oak Staircase with Glass Balustrade
- Fabulous Landing with Vaulted Ceiling & Exposed Beams
- Main Bedroom with Vaulted Ceiling, Exposed Beams & Oak Floor
- Ensuite Bathroom with Freestanding Claw Foot Bath
- Impressive Second Double Bedroom, Double Aspect with Vaulted Ceiling & Exposed Beams
- Two Further Double Bedrooms with Vaulted Ceilings, Exposed Beams & Oak Floor
- Two Attractive Family Bathrooms both with Freestanding Roll Top Baths

THE SITUATION

- Quiet Rural Position with Excellent Walking
- 2 Miles to Staunton on Wye & Oakchurch Farm Shop
- 6 Miles to Peterchurch with Shops & Schools
- 8 Miles to Weobley with Shops & Schools
- 8 Miles to Hay on Wye & 12 Miles to Hereford

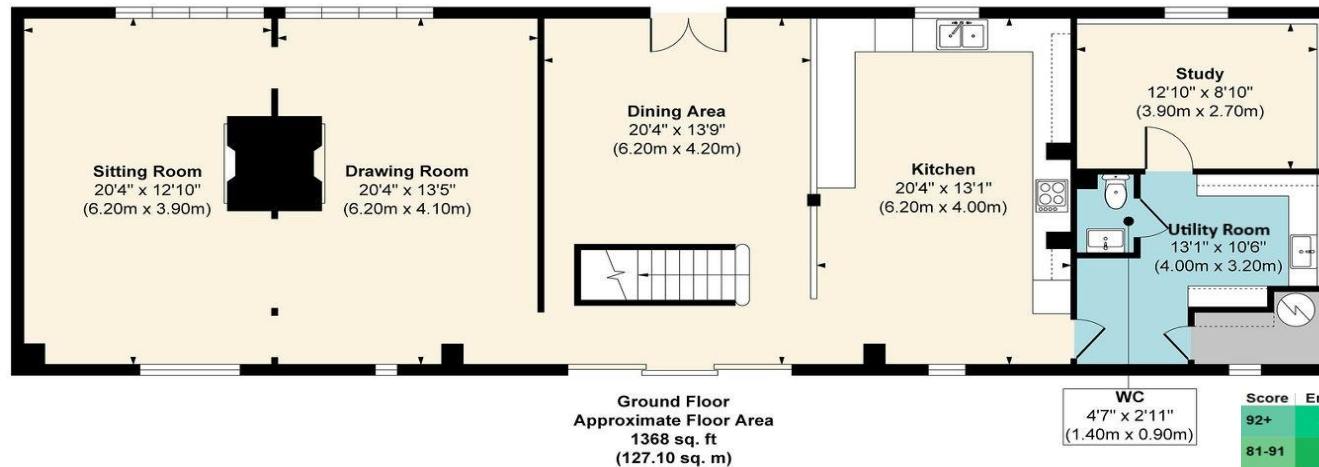




FLOOR PLANS

Total Approx. Floor Area 4557 Sq. Ft. (423.5 Sq. M.)

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Approx. Gross Internal Floor Area
Main House = 2579 sq. ft / 239.62 sq. m

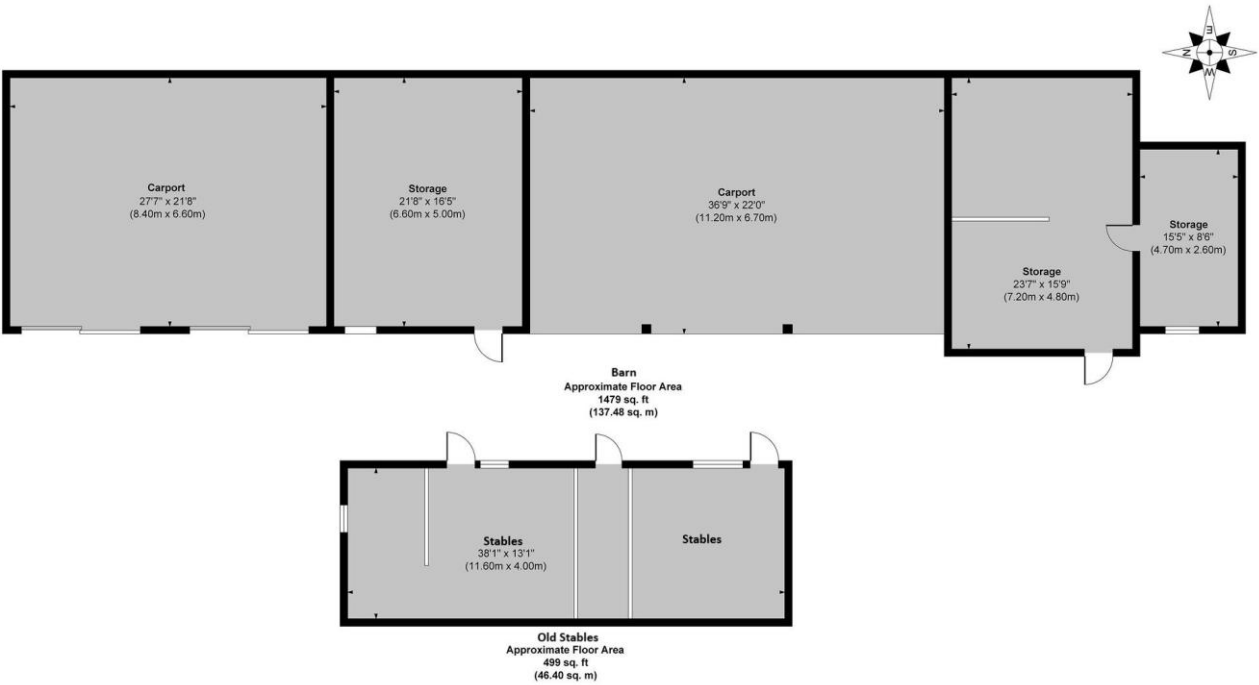
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	43 E	
21-38	F		
1-20	G		

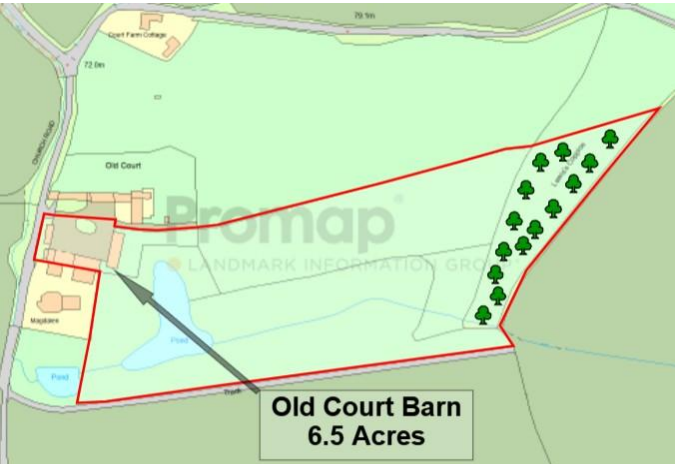
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Approx. Gross Internal Floor Area
Outbuildings = 1978 sq. ft / 183.88 sq. m
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THE OUTSIDE

- 6.5 Acres of Gardens & Grounds Including
- Grade II Listed Barn with Two Large Open Bays & Three Storage Units – Totalling 1500 sq ft
- Stable Block with Two Stables with Original Manger & Hayracks
- Electric & Light to All Outbuildings – 3 Phase Electric with the Option for Fast Car Charging
- Large Gravelled Front Courtyard Offering Parking for Several Cars
- Lawned Garden & Pond with Established Trees leading to
- Orchards & Ancient Woodland Beyond

PRACTICALITIES

- Grade II Listed
- Council Tax Band– F– Herefordshire District Council
- Double Glazing Throughout
- Underfloor Heating to Ground Floor, Radiators Upstairs
- Electric Central Heating
- Mains Electricity & Water, Private Drainage
- Architects Certificate with 3 Years Remaining
- Full Fibre Broadband

DIRECTIONS

HR3 6DX What 3 Words: extremely, forest, troubles From Hereford take the A438 towards Brecon. Continue for approx. 9 Miles and turn left signed to Bredwardine & Brobury. Continue for approx 1 mile and turn left at a small crossroads. Continue along the lane for ½ mile, bearing right into the no through road section. The property is then shortly on the left hand side


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