



The Bothy
Old Birchend Farm | Castle Frome | Ledbury | Herefordshire | HR8 1HF

FINE & COUNTRY

THE BOTHY

Discover the epitome of contemporary living at The Bothy, a stunning four-bedroom barn conversion set in the idyllic Herefordshire countryside. This exceptional property, sitting on a generous three-acre plot, has been meticulously renovated to seamlessly blend original features with modern design. Its prime location allows for breathtaking views of the rolling landscape, creating a tranquil haven perfect for outdoor living. In addition to the main residence, The Bothy boasts a three-bay timber framed garage with a convenient office space above. Get ready to experience the harmony of rural charm and contemporary elegance in this remarkable home.



Ground Floor:
Welcoming porch and entrance hall
Convenient utility room
Downstairs WC for added convenience
Impressive open-plan kitchen with modern amenities
Spacious and inviting living room
Comfortable downstairs bedroom with its own ensuite, offering flexibility in accommodation options







Seller Insight



“ The Bothy in 2009 was a very different property to the one that exists today. We knew that the house and gardens required work, but we fell in love with the peaceful location, where there is a total lack of traffic noise with only the sound of bird song and the occasional tractor.

Initially, we made changes to make the house more suitable to our style and form of living. We updated the kitchen, replaced all of the doors with oak and decorated throughout. Having done this, we still felt there were improvements to be made. We wanted to orientate the house to maximise the views across our fields and also to take advantage of the vista to the black mountains in Wales. So, we decided to instruct an architect to design our dream house.

The result was a French oak extension to the kitchen to create a lovely dining area with views over the field and the mountains beyond, where you can watch the most magnificent sunsets. The orientation of this extension, to include doors, which open onto a patio facing our circa 400-year-old oak tree is a further benefit. We also replaced the windows in the lounge with French oak-framed windows and French doors opening onto another patio, as well as adding a balcony to the bedroom. We replaced all the other windows with aluminium to create even more light and maximise the 180-degree panoramic views. We added a downstairs bedroom, great for guests or those less able to take the stairs. We also replaced all the bathrooms and added fully fitted furniture to the bathrooms and the bedrooms, hand made by local company Minerva. Furthermore, we reroofed the house and the small garage and built a new garage with accommodation above. We currently use this as an office for the two of us when working from home, but it could easily be an annex for teenagers, parents, guests or even an Air BnB.

Outside, we had the gardens landscaped and created sitting areas, again to maximise on the views and enable us to be at one with nature all year round. Our resident wildlife includes two superb buzzards, the occasional red kite, muntjac deer, hares, a few owls and many, many other birds. Indeed, the gardens are one of the things we will miss most when we leave. It is so quiet and peaceful, with rarely the sound of any vehicle or any person – only wildlife. We will also miss the oak trees and the view, but especially the tree you look out to from the kitchen and dining area.

When the sun is shining, to sit immediately outside the kitchen makes entertaining easy and it is a great spot to relax with a cup of tea or glass of wine. If you want a change of scenery or an even better view, then you can wander past the water features to what we lovingly call our bandstand, where the view extends even further and the shade under the oak tree helps when it is warm. For when the weather is not so good, we have created a heated sitting and dining area in the old garage, so you can take advantage of the outside world even on colder days. With such flexibility, we have had lots of fun at The Bothy, including celebrating my father's 80th birthday with a marquee in the field; a staff party with a marquee and pig roast; my parents' 60th wedding anniversary; and lots of summer and winter evenings with friends.

The local area is fantastic, too, and The Bothy is a great place to live if you love the countryside. For people with dogs, you can stroll straight out of the gate and either take an easy flat two mile walk around the fields or add a few hills for a 3-4 mile circuit without hitting any roads. In the close vicinity is Ledbury, a lovely market town with great coffee shops and a number of good restaurants including two Indian restaurants and a very exclusive small restaurant. The Feathers Hotel also has good food, and about a mile from the house is the Oak Pub which has a former Michelin star chef. If you wish to wander further afield then Malvern is very close. This has a fantastic theatre, great shops and many restaurants to choose from including Nepalese, Indian and Tapas bars.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor:
Main bedroom, complete with a private ensuite and a balcony offering picturesque views
A delightful double bedroom
Hallway providing easy access to the bedrooms
A cosy single bedroom
Well-appointed family bathroom









Outside:

A triple garage, one with a lockable door for secure storage

An office space/annexe with a kitchen area and shower room above the garage, perfect for remote work or guest accommodation

Charming bandstand/barbecue area, ideal for entertaining and outdoor gatherings

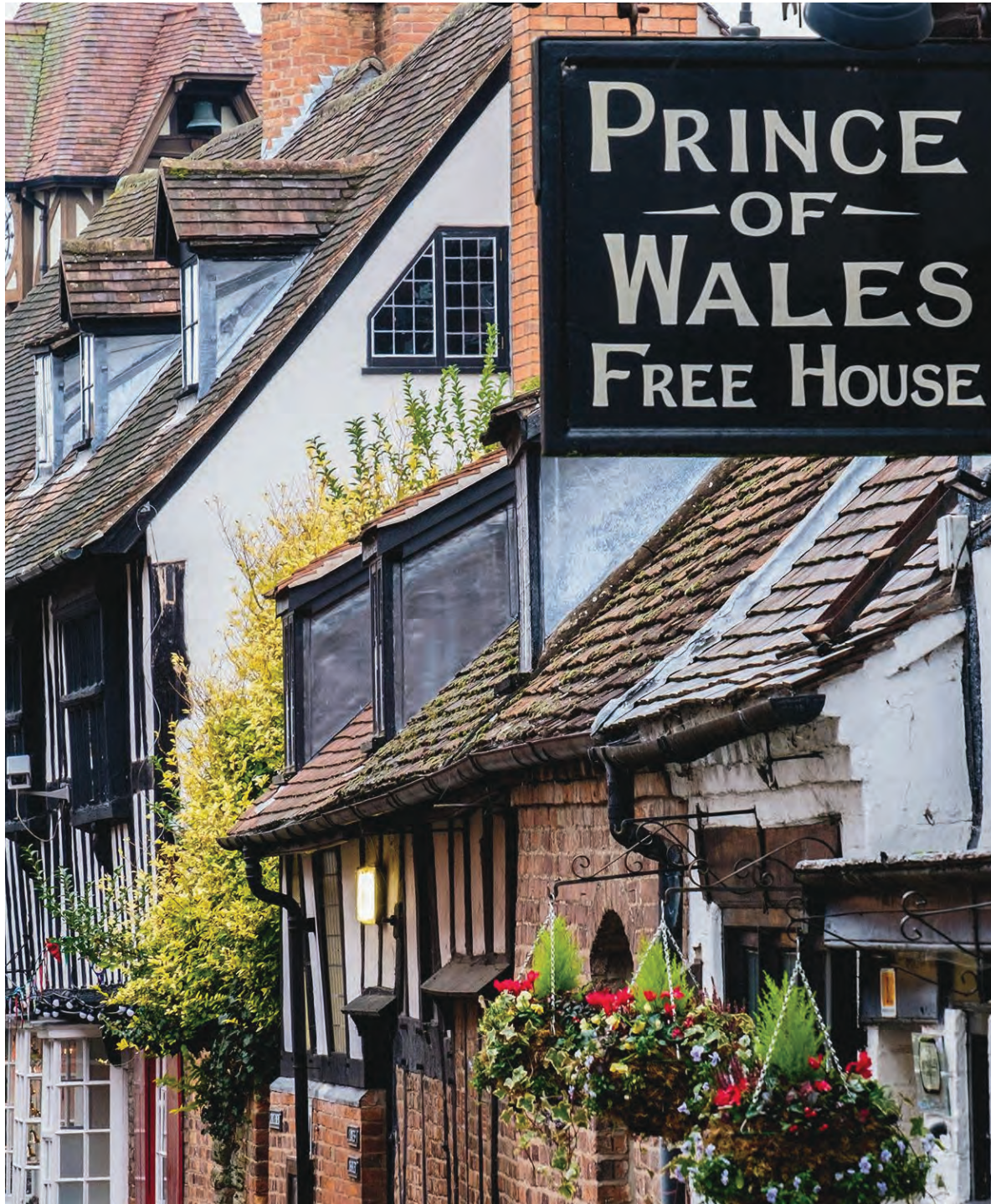
Outdoor undercover dining area, allowing you to enjoy alfresco meals in any weather











LOCATION

Castle Frome and Ledbury are nestled in the heart of the picturesque Herefordshire countryside, this charming area offers a perfect blend of history, natural beauty, and a thriving community. Whether you are a nature lover, history enthusiast, or simply seeking a peaceful retreat, Castle Frome and Ledbury have something for everyone.

Immerse yourself in history as you explore Castle Frome and its neighbouring town Ledbury. Admire the medieval architecture, including the impressive Ledbury Parish Church, boasting stunning stained-glass windows. Do not miss the chance to visit Eastnor Castle, a magnificent 19th-century castle surrounded by a beautiful deer park, offering a glimpse into the past.

Enjoy the great outdoors with an abundance of scenic walks and hikes in the surrounding countryside. Explore the Malvern Hills, an Area of Outstanding Natural Beauty, offering breathtaking views from the summit. If you prefer a leisurely stroll, the Herefordshire Trail offers gentle walks through picturesque villages and rolling hills.

Indulge your taste buds with delicious local produce. Castle Frome and Ledbury boast a range of charming pubs, restaurants, and cafes, serving traditional dishes and modern culinary delights. Don't miss the opportunity to try the famous Herefordshire cider and locally brewed ales.

Experience the vibrant arts and cultural scene in Ledbury. The town hosts various festivals throughout the year, celebrating literature, poetry, and the arts. The Ledbury Poetry Festival, in particular, attracts renowned poets and literary enthusiasts from all over the country.

Ledbury offers a delightful shopping experience with its independent boutiques, antique shops, and craft stores. You will find everything you need in this well-connected market town, from supermarkets to local artisanal markets.

Castle Frome and Ledbury are well-connected by road and rail. Ledbury's train station provides easy access to cities like Hereford, Worcester, and Birmingham, making it a convenient base for commuters.

Families will appreciate the excellent local schools in the area, providing a high standard of education for all age groups.





Services

Mains electricity, water, underfloor heating and LPG.
Private drainage via sewage treatment plant.

Additional Information

The maintenance of the drive is shared between three properties. The Bothy contributes 20% of any costs. It is a driveway is a track so costs are minimal.

Tenure

Freehold

Local Authority

Herefordshire Council
Council Tax Band G

What3words

monorail.sues.eyelid

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01905 678111

Website

For more information visit www.fineandcountry.com

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm



PATIO



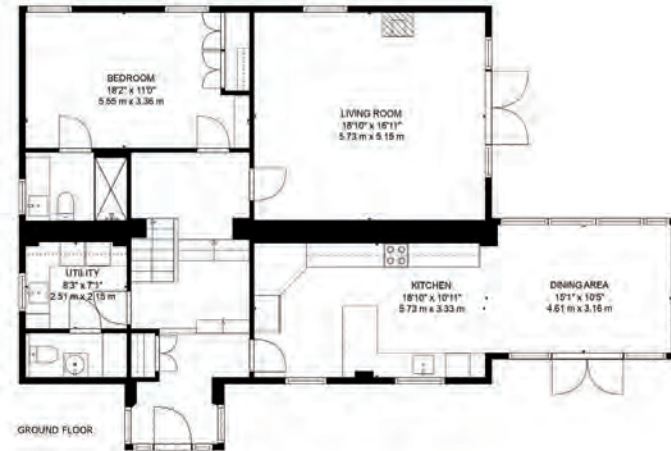
FIRST FLOOR



GARAGE



ANNEXE



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

GROSS INTERNAL AREA

MAIN HOUSE: GROUND FLOOR: 1302 sq ft, 121 m², FIRST FLOOR 595 sq ft, 55 m², ANNEXE: 454 sq ft, 42 m²,

STORAGE: 137 sq ft, 13 m², GARAGE SPACE: 293 sq ft, 55 m², PATIOS: 423 sq ft, 39 m²,

TOTAL LIVEABLE AREA: 2472 sq ft, 218 m², TOTAL OVERALL AREA: 3325 sq ft, 325 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY







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I have been running the family holiday property business for several years, along with developing houses before selling them in the local area. I am a trained actor, gaining a BA Hons in acting at Guildhall School of Music & Drama in London. I grew up in Worcester, roaming far and wide, playing sports and enjoying country pursuits. I use my local expertise, along with my determined nature, to give the finest service and achieve the best price for my clients and introduce them to their dream home.

YOU CAN FOLLOW NICK ON



Truly excellent service all round. Could not have asked for more. Readily contactable. Easy to work with. Nothing was too much to ask for. Friendly and professional. Made the whole process from start to finish as stress free as possible. Would not hesitate to recommend."



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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