



Churchlands
Tedstone Delamere | Bromyard | Herefordshire | HR7 4PR

FINE & COUNTRY

CHURCHLANDS

Churchlands is a stunning, detached, barn conversion set within approximately 2.5 acres of serene countryside. Extensively extended and beautifully renovated, this 4-bedroom (with an opportunity for a 5th bedroom), 3-bathroom home offers spacious family living with 2 reception rooms. The dining room, with its vaulted ceiling and grand proportions, serves as a true focal point of the home. The property boasts breath-taking, uninterrupted views and features a central courtyard, complete with an outdoor heated swimming pool and hot tub, embraced by the u-shaped layout of the house. With planning consent already in place for a triple-bay garage, there is further potential for future development. Additional highlights include a lovely entrance hall with full-height windows that frame the exceptional surrounding views. The setting is rural and tranquil, located on a quiet no-through road, offering the perfect peaceful retreat. Featured on Escape to the Country, this property combines residential charm with business potential, if desired.



Accommodation Summary

Ground Floor: Upon entering this exceptional u-shaped barn conversion, you are greeted by a grand, spacious hallway with a vaulted ceiling that creates an open, airy ambiance. At the heart of this entryway is a two-way feature fireplace, elegantly connecting the hallway to the lounge. Full-height windows amplify the sense of space and light throughout.

To the left, the lounge is a stunning, triple-aspect room with floor-to-ceiling windows framing breath-taking views of the rolling countryside. This serene space is both cosy and versatile, featuring a striking original stone wall. There is ample room for varied seating arrangements, the two-way feature fireplace, and direct access to a rear patio that overlooks a charming courtyard and swimming pool area.

Adjacent to the lounge, the formal dining room is designed for entertaining, comfortably seating up to 18 guests. With captivating views of both the pool and countryside, this space harmoniously combines rustic charm and contemporary design. Vaulted ceilings, exposed stone walls, and warm wooden floors showcase the original character of the barn, creating an inviting atmosphere for gatherings.

Just beyond, the farmhouse-style kitchen offers a blend of function and warmth, with a sociable centre island, built-in appliances, and a rustic stable door that leads directly to the scenic outdoors and the rear patio. Connected to the kitchen is a self-contained, one double bedroom suite, complete with a modern wet room - perfect for guests or multigenerational living, with convenient access to the courtyard and swimming pool.

To the right of the hallway, discover a cosy study/snug/double bedroom, a convenient WC, and a family bathroom featuring a sunken jacuzzi bath beneath a partially vaulted ceiling, adding distinctive charm. The master bedroom, also on this side of the ground floor, offers peaceful views of the pool and courtyard. Beyond lies a workshop with courtyard access, which could be transformed into a dressing room or ensuite from the master, providing future flexibility.













Seller Insight

“Originally attracted to the wonderful views at Churchlands it was renamed from its original Glebe Farm (meaning land belonging to the church). At that time it was a barn in the middle of a field. Alterations to the original planning permission were secured enabling the incorporation of windows to all aspects taking advantage of the views. These alterations also incorporated the swimming pool in the central courtyard with the master bedroom, hall and dining room all looking out over this area.

The dining room provides a wonderful ambiance at night with its large windows looking out over the pool and with the courtyard lit up. The master bedroom with its ensuite bathroom enjoy the same views at morning when you awake.

The property was designed to entertain with the emphasis placed on areas of hospitality and since its conversion as well as numerous dinner parties, charitable events, birthdays and christenings our son's & his wife's wedding reception for 120 in a Marquee on what was a former tennis court.

The pool & hot tub have always been a great draw to both youngsters and adults alike and we have always enjoyed quiet evenings with dinner al fresco on the rear patio with the views as the back drop and the peace and quiet that the property enjoys.

For those that enjoy horse riding there is adequate land to maintain your own horse and with Tipton Hall riding stables as our neighbor there are some excellent rides and hacking available. Bromyard offers gym facilities, with golf available at Upper Sapey. As neighbors Tipton Hall Stables have always been willing to help when needed without being intrusive – a genuinely pleasant and likeable couple. Located in a small hamlet the neighbors are all welcoming with a good community associated with the small church of St. James. Though it provides a private and quiet location its proximity to Bromyard at 3 miles and equidistant between Hereford and Worcester it also has good access to larger shops with main line rail connections to London and the wider rail network.*

* 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: From the main hallway, an oak staircase leads to the upper floor, where two additional double bedrooms and a bathroom provide further accommodation. The staircase features glass balustrades that lend a modern twist to the barn's rustic character, complemented by exposed brick and wooden beams throughout.











Outside: The outdoor space is equally remarkable, spanning approximately 2.5 acres (to be verified). Highlights include a workshop/store, pond, a tractor store, three-gated entrances, and a central courtyard with an outdoor swimming pool, hot tub, and surrounding patios. The expansive gardens and paddock land offers stunning, uninterrupted countryside views, with numerous seating areas, ideal for soaking in the scenery, making this property a unique rural retreat. A beautiful, spacious alfresco dining terrace provides a private escape, with steps leading down to a larger garden area. Planning permission has also been granted for a triple-bay garage.









LOCATION

Churchlands, located in Tedstone Delamere, just outside Bromyard in Herefordshire, is set along a tranquil country lane, surrounded by breath-taking countryside. The property is positioned near a local riding school and a working sheep farm, situated on a no-through road, offering a peaceful and private setting with stunning rural views.

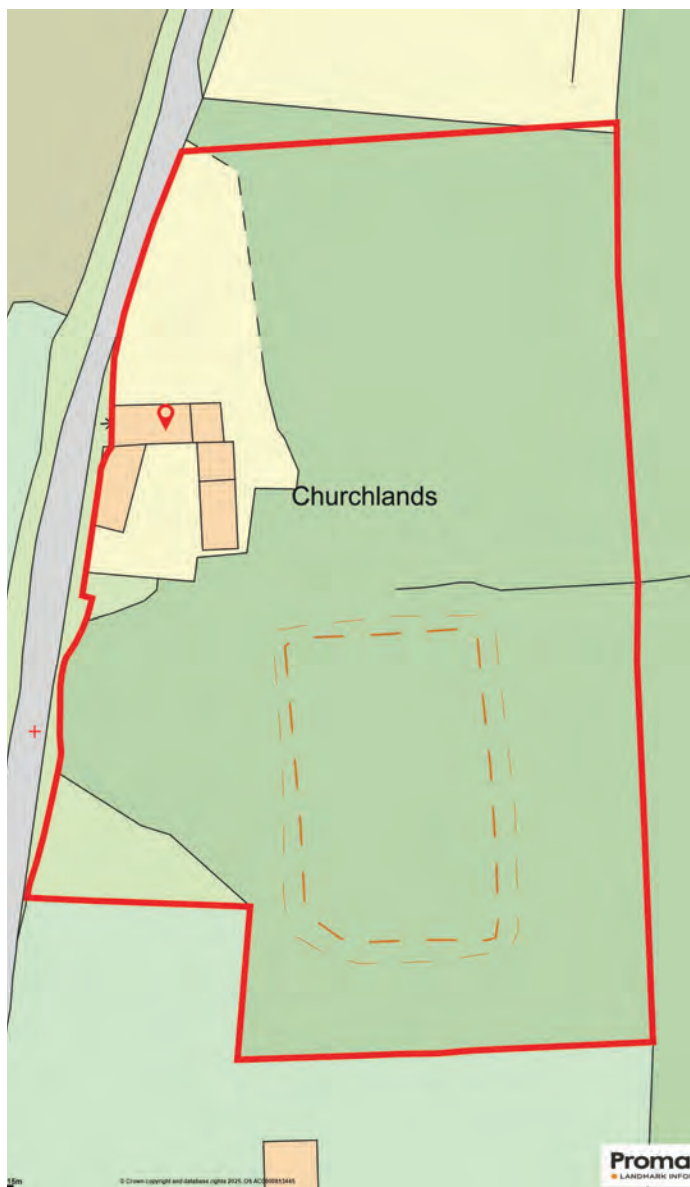
This idyllic location not only provides a serene countryside lifestyle but also offers easy access to a range of well-regarded local schools. Primary schools nearby include St. Peter's Primary School in Bromyard, known for its welcoming community, and Whitbourne Church of England Primary School in the village of Whitbourne, praised for its supportive atmosphere and strong community ties. Secondary schools include Queen Elizabeth High School in Bromyard, and the highly regarded Chantry School in Martley, just 7 miles away. Families also have access to respected independent schools, such as Malvern College, Malvern St. James, and the prestigious Royal Grammar School and King's School in Worcester, all offering excellent educational facilities within commuting distance.

Churchlands is perfectly positioned for exploring Herefordshire's historic towns and villages. Tenbury Wells is only 10 miles away, while Worcester is 15 miles, Stourport is 14 miles, and Ludlow and Hay-on-Wye are both within 40 miles. The world-famous Shelsley Walsh Hill Climb is just 8 miles away for those with an interest in motorsport, scenic drives or walking. Malvern is also only 15 miles away, offering a wealth of amenities and attractions.

Worcester, just 15 miles away, offers a vibrant restaurant and café culture, boutique shopping, and a wealth of leisure activities, including the neighbouring racecourse, walking routes and cultural sites such as the Swan Theatre, river Severn, Worcester to Birmingham canal, the cathedral, The Hive, county cricket ground, Gheluvelt Park and Fort Royal Park. Worcester is also home to many professional and commercial organisations, making it a hub for both business and pleasure.

For frequent travellers or commuters, several airports are within easy reach: Gloucester (36 miles), Birmingham (50 miles), and Bristol (85 miles), offering convenient access for both domestic and international travel. With its combination of rural tranquillity, proximity to essential amenities, excellent educational options, and easy access to transport links, Churchlands offers an idyllic and well-connected countryside retreat.





Services, Utilities & Property Information

Utilities: Mains electricity and water. LPG gas-fired central heating. Private drainage via a cesspool.

Services: Ultrafast broadband (FTTP) available and 4G and some 5G available in the area – please check with your local provider.

Parking: Driveway parking for 8+ vehicles. Planning permission for a triple-bay garage.

Construction: Brick/stone and tile/slate roof.

Tenure
Freehold

Local Authority
Herefordshire
Council Tax Band G

Directions

What three words: ///listening.profiled.permanent

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
Sunday	By appointment only

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Total area: approx. 216.9 sq. metres (2334.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 21.01.2025







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