



Broomy Green House
Checkley | Hereford | Herefordshire | HR1 4NA

BROOMY GREEN HOUSE

A detached, four-bedroom, countryside residence, set within approximately 6.5 acres of land in an elevated position in Checkley, Herefordshire. Broomy Green House is beautifully presented, enjoys outstanding countryside views and includes a double garage, a spacious office on the lower ground floor, stabling and a storage barn.



Ground Floor

Walking through the front door of Broomy Green House, takes you into a spacious reception hall with beautiful wood flooring. To the right is a generous drawing room featuring dual-aspect windows, allowing plenty of natural light, a cosy log burner and large glass doors that open onto a balcony, offering breathtaking countryside views.

Towards the rear of the property, is the high-gloss cream kitchen with granite surfaces and a Rangemaster oven; providing a stylish and practical space, complemented by further views. This space opens into an extended open-plan dining and living area, with wooden storage cupboards, solid oak doors and double-glazed doors leading onto the patio. The formal dining room is situated off this room. There is a boot/utility room with direct access to the outside, plus a downstairs WC.

Lower Ground Floor

Stairs from the kitchen lead down to a spacious L-shaped office, complete with built-in storage, offering a versatile space for work or leisure.











Seller Insight



From the moment we set eyes on this home, it was the spectacular views that captivated us. While we considered many beautiful properties, none compared to the panoramic scenery offered here. Almost every room enjoys stunning vistas, allowing us to watch the changing seasons, dramatic skies, and even the full moon from the comfort of our sitting room. The snow-covered landscape from the upstairs windows in winter is truly magical, while summer evenings in the dining room are bathed in golden light.

This home is perfectly positioned within its own land, ensuring complete privacy. It is warm and inviting in winter while providing easy access to the outdoors in the warmer months. From almost every window, courtyard, or garden space, we can stargaze, watch wildlife, and immerse ourselves in nature. The property also offers fantastic practicality, with extensive garaging and ample storage space.

Since moving in, we have made significant improvements to enhance both comfort and functionality. We redesigned and upgraded the study area, modernised all the bathrooms, and built a spacious new extension. The extension has transformed the ground floor, creating a bright, airy, and versatile kitchen, dining, and living area that perfectly suits both daily life and entertaining.

Sustainability is an important value for us, and this home has supported our environmentally conscious lifestyle. The property benefits from its own water supply, as well as a natural spring in the fields. The efficient septic tank system and solar panels provide a steady, untaxed income while reducing our environmental footprint. The gardens allow us to grow an abundance of organic fruit and vegetables, adding to the home's self-sufficiency.

The gardens are a delight all year round, with vibrant blooms in the summer and something of interest in every season. We particularly enjoy having breakfast or morning coffee in the east-facing courtyard, while the south-facing gazebo is perfect for evening meals with a glass of wine. The extensive grounds offer ample space for outdoor entertaining, whether it's a relaxed gathering or a lively celebration. Beyond the garden, our land provides beautiful walks and features magnificent trees, while the surrounding countryside is filled with footpaths and bridleways for further exploration.

We have hosted many wonderful gatherings, both indoors and outdoors. The space is ideal for entertaining, with plenty of room for guests, children to play, and ample parking. Whether it's a special celebration or a casual get-together, this home makes it easy to welcome friends and family.

Checkley is a small but close-knit community, where neighbours come together for local events and celebrations. We have enjoyed large gatherings for the Queen's Diamond Jubilee, the King's Coronation, and traditional Easter festivities like egg-rolling and bunny hunts. The village's WhatsApp group fosters a strong sense of support and connection, and there's always local help available when needed.

Despite its peaceful setting, the property offers excellent accessibility. Hereford and Ledbury are both within easy reach, with railway connections, restaurants, independent shops, and essential services. Nearby villages provide fantastic amenities, including renowned pubs, garden centres, and sports facilities. Families are well catered for, with primary and secondary schools in the surrounding area, as well as independent schooling options in Hereford and beyond.

This property offers so much more than just a beautiful home—it presents an opportunity. Whether you wish to embrace equestrian pursuits, establish small-scale animal husbandry, or explore potential conversions of the outbuildings, there are endless possibilities. The land could even be used for viticulture for those interested in winemaking.

*We leave this home with a heavy heart for family reasons, but we know that its next owners will cherish it as much as we have. This house provides the perfect balance of peace and tranquillity, without ever feeling isolated. It is a truly special place, and we have loved every moment spent here.”**

* 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

A lovely oak and glass staircase leads you to the first floor, which is configured of four bedrooms across split levels; two of which have ensuite shower rooms and there is a family bathroom. The spacious main bedroom features dual-aspect windows, built-in wardrobes, and an ensuite.









Outside

Set within just under 6.5 acres, the land includes a field to the front, a spacious area to the side and a paddock across the lane with stables, offering a wealth of outdoor space and perfect for equestrian enthusiasts. Broomy Green House benefits from a double garage and ample parking to the front and rear of the property (second gated access to the rear), with a long driveway providing privacy. In addition, there is a small storage barn, productive garden, kitchen garden, large shed and pergola showcasing the views; perfect for entertaining.









LOCATION

Broomy Green House is situated in the small, picturesque village of Checkley, Herefordshire on the eastern side of the River Wye. The nearest shop is the Bartestree Village Store (4 miles). This establishment offers a range of local produce and essentials. Mordiford C of E Primary School is the closest educational institution, situated about 1.1 miles from Checkley. The nearest public house is the Moon Inn, Mordiford (3 miles). Fownhope also has a shop, doctors surgery and Wye Leisure Centre.

Hereford (7.8 miles) is fast becoming recognised as a unique bustling country city with streets steeped in history and attractions. Explore the magnificent Hereford cathedral, with the world famous Mappa Mundi, which is a beautiful medieval building. Local streets offer many cafes, restaurants and pubs with good food and entertainment, with a variety of independent shops and a Waitrose. With beautiful countryside on its doorstep, as well as easy access to nearby cities like Birmingham and Cardiff, Hereford offers an idyllic setting for both work and leisure.

Ledbury (10 miles) is a market town with historic streets lined with brilliant independent shops, plus plenty of places to refuel. The town is surrounded by woods, orchards and hills, with footpaths winding up to the Malvern Hills. Literary luminaries, including Elizabeth Barrett Browning and John Masefield, were enamoured with this beautiful area. And the local love affair with words continues via the international Ledbury Poetry Festival.

The centre of the Victorian spa town of Malvern is circa 30 minutes from the property, with Waitrose, Marks and Spencer, Morrisons and other major retailers, plus the Malvern Theatre and community hospital. The Malvern Hills are one of the most outstanding locations in England with stunning landscapes, beautiful towns and villages and an abundance of festivals and attractions that draw visitors all year round.

Checkley is well-served by the local road network, with easy access to the A438, which connects Hereford to the larger towns and cities. The A49 is also nearby, providing connections to the north and south, including routes to the M50 motorway, which leads to the M5 and other major roads. The nearest railway station is Hereford Railway Station, approximately 6 miles away. It offers regular services to major cities, including Birmingham, Cardiff, and London, providing convenient travel options for longer journeys.

If education is your priority there is a good variety of schools nearby including The Hereford Academy, Queen Elizabeth High School, Hereford Cathedral School and the renowned schools in Malvern; Malvern College, The Downs and Malvern St James.







Utilities, Services and Property Information

Utilities: Mains electricity. Oil-fired central heating. Private water supply. Private drainage via a septic tank.

Services: Ultrafast broadband and 4G mobile coverage available in the area – please check with your local provider. Solar panels installed in 2011 and owned outright.

Parking: Double garage and driveway parking for 4+ vehicles.

Construction: Standard.

Property Information: Maintenance of the private driveway to the property - requirements under general law only. Public Right of Way across one of the three fields at the property. The property is set over two titles: HE41672 and HE22835 (a small section of land across the lane).

Tenure

Freehold

Local Authority

Herefordshire Council
Council Tax Band G

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





Total area: approx. 302.1 sq. metres (3251.7 sq. feet)

These plans are for identification and reference only.
Plans produced using Planit

Broomy Green House, Checkley, Hereford



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	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 26.02.2025







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