

Andrew Grant
PRESTIGE & COUNTRY



Washcroft Farm

Bromyard, HR7 4QJ



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Linton, Bromyard, HR7 4QJ

6 Bedrooms **3 Bathrooms** **3 Receptions** **11.6 Acres**

“A lovely traditional stone farmhouse and land in a stunning setting...”

Scott Richardson Brown CEO

- The farmhouse has been completely refurbished to a high standard but retain many of the original features, including a bread oven, multiple brick fireplaces and exposed wooden beams.
- With stabling and over 11 acres of meadow (with the option to purchase an additional 8 acres of meadow) this property would ideally suit those with equestrian interests.
- The adjoining barn has recently been re roofed and reinforced, and subject to planning permissions, could be converted into an annexe or additional living accommodation to the main house.
- Stunning views stretch towards the majestic Malvern Hills, while the protected common land situated adjacent ensures no surrounding development.
- The property offers a tranquil and secluded environment, while still within convenient proximity to all necessary facilities that are within a one mile radius, including easy access to Hereford, Malvern and Worcester.



2,744 sq ft (255 sq m)



The kitchen

The bright and airy dual aspect kitchen is well appointed and equipped with granite counter tops, a Belfast-style sink and an electric Range cooker.





The sitting room

Seamlessly connecting to the kitchen the exceptionally spacious open plan sitting room is filled with natural light from windows that overlook the front lawn. Oak doors open to the fold yard, while an oak staircase leads to the first floor. Solid oak flooring, painted beams and a large wood burner add character to this space.







The family room

The dual aspect ensures this generously sized family room is bright and airy and filled with an abundance of natural light, whilst a wood burning stove within the original brick and stone fireplace creates a welcoming and cosy atmosphere.



Restored wooden flooring and original fitted cupboards enhance the character of the room, whilst a door reveals the original wooden staircase that leads up to the three bedrooms and family bathroom on the first floor.



The dining room

To the left of the entrance hallway there is a charming room with original stone fireplace, bread oven and quarry tiled flooring. Currently utilised as the dining room, this warm and characterful room could easily be re formatted into a snug or an additional reception room.



The utility room

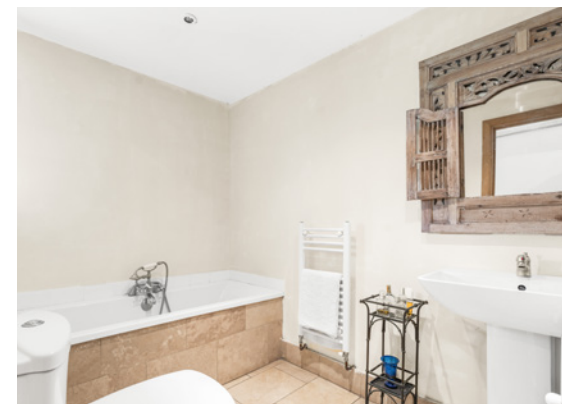
The utility room features base units, a Butler-style sink, and ample space for a washing machine and dryer. A convenient cloakroom with a WC and washbasin completes this functional area.



The master suite

Located on the first floor, the master suite is a spacious room that features a vaulted ceiling with exposed beams and views of the garden from the window.

The master bedroom includes its own well appointed en suite bathroom, complete with WC, washbasin and bathtub.





Bedroom two

Bedroom two is a generously sized double room, enjoying lovely views of the gardens and surrounding countryside and serviced by a shower room on the landing.



Bedroom three

Bedroom three, currently used as a study, is another bright and airy room with wooden floors and a window that enjoys views of the gardens and surrounding countryside.



Bedroom four

The main staircase from the family room leads to another bright landing which grants access to the remaining bedrooms. The fourth, and very spacious bedroom, features an original fireplace, walk-in wardrobe and a window that overlooks the fold yard.



Bedrooms five and six

The fifth bedroom is another double bedroom and features an original fireplace and a window offering views over the garden. The sixth bedroom is a 'walk-through' room that provides access to the family bathroom. There is the potential to re configure these rooms into a large and luxurious bedroom suite.



The family bathroom

The family bathroom is features tiled walls and floor and is equipped with a WC, sink and bathtub, whilst a window provides far-reaching views of the countryside and ensures a bright and airy atmosphere.



Gardens and grounds

A delightful, hedged garden contains a greenhouse, pond and specimen mulberry, quince, medlar and strawberry trees. There is also an orchard which is white with narcissi in the Spring and contains damson and plum trees, with heritage varieties of cherry, apple and plum trees.





The outbuildings

The outbuildings are a stand out feature of the property. A fold yard gives access to the original pigsties, hay barn, old stable and adjoining stone barn. There is also a wainhouse and a steel framed barn providing garaging and stabling.



The land

Extending to 11.6 acres, the gardens grounds and meadows attached to this property are simply beautiful and a real haven for wildlife.

Three large meadows currently provide an organic hay crop, two included in the sale and a third, 8 acre meadow available via separate negotiation.

There is a seventy-foot brick-lined well that supplies the property with its own water and gates onto the neighbouring Linton Common and Bromyard Downs provides convenient access to walking and riding trails. Washcroft Farm is registered with a DEFRA holding number.



Location

The property is situated within an extremely private rural setting conveniently situated just 1 mile from Bromyard town centre.

The picturesque town of Bromyard is nestled in the heart of Herefordshire and offers a delightful blend of historical heritage, natural beauty and a vibrant community. Independent shops, boutiques and galleries, offer an array of unique and locally sourced produce.

All the essential facilities and amenities are available in the nearby villages, whilst the market town of Bromyard lies within easy reach. Moreover, the motorway network via the M5, bus links and the mainline railway in Worcester are under 14 miles away.

Families will appreciate the abundance of excellent schooling options for children of all ages with Worcester, Hereford, Malvern and Cheltenham hosting some of the best educational institutions in the region.

Agent's Notes

The adjoining barn, the wainhouse and the pigsties have been re-roofed. The wainhouse has also had damp proofing. The common land situated adjacent has grazing rights and ensures no surrounding development.

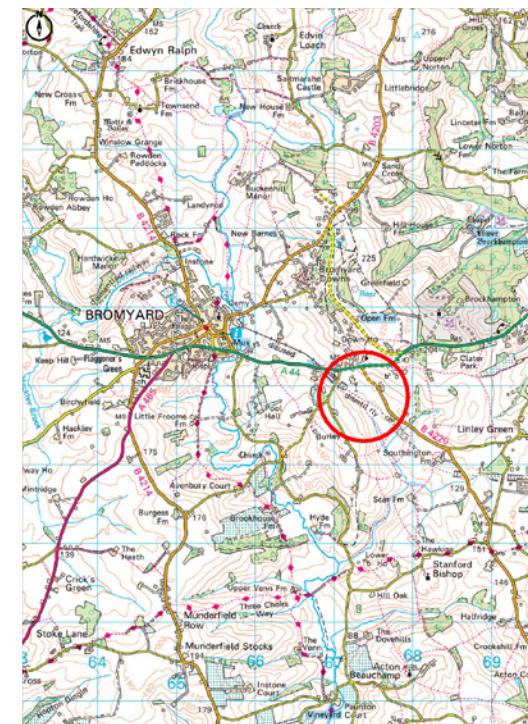
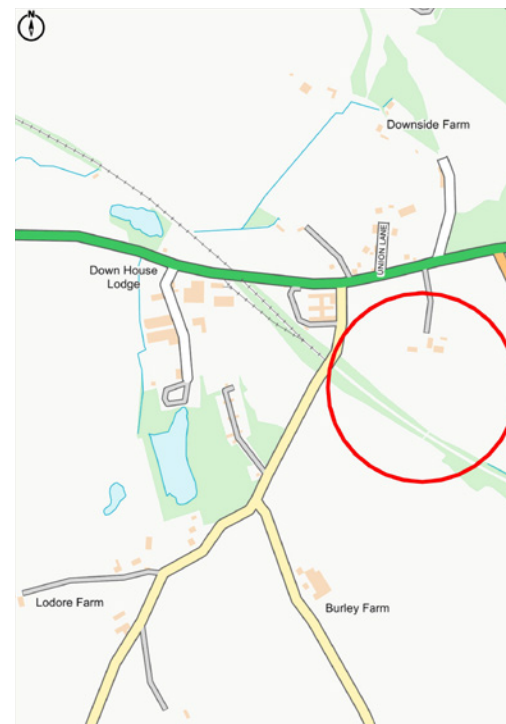
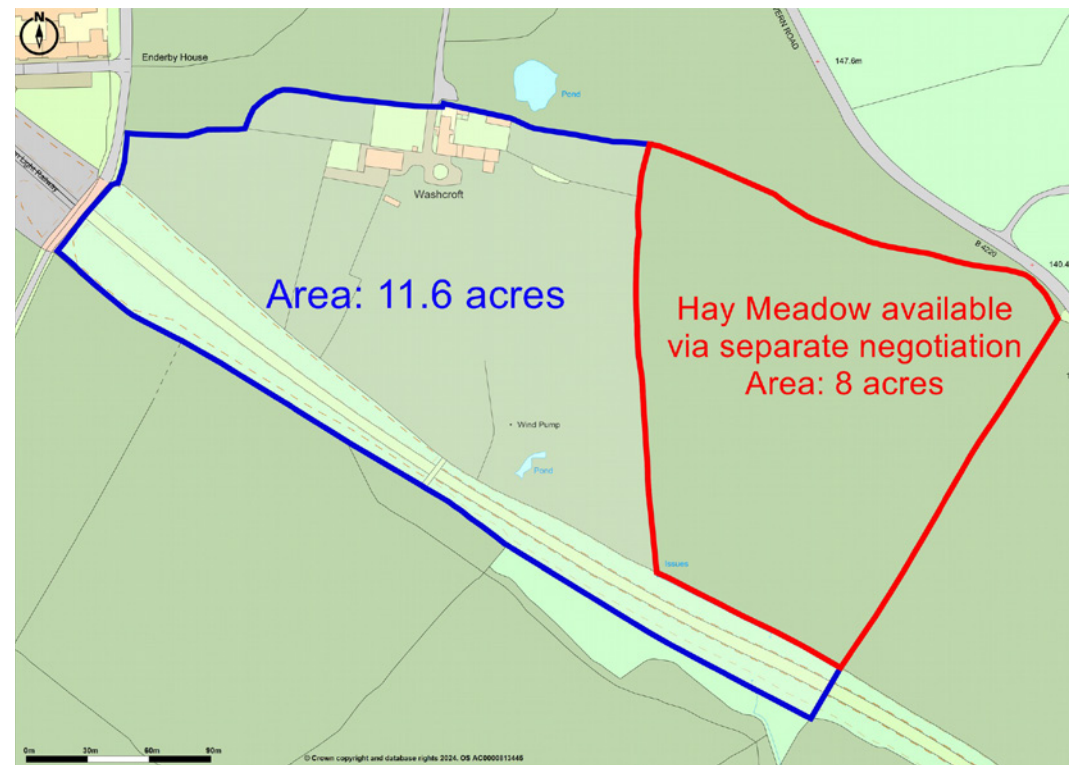
There are no public footpaths across the property.

Services

Mains electricity, mains water, an additional private water supply, oil-fired central heating and private drainage. Full fibre broadband is available at this property.

Council Tax

The Council Tax banding for this property is **Band D**



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Approximate Gross Internal Area = 255.0 sq m / 2,744 sq ft



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Andrew Grant
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T. 01905 734720 E. prestige@andrewgrant.com

andrewgrant.com