

Andrew Grant
PRESTIGE & COUNTRY



The Dairy House

Hampton Charles, WR15 8PZ



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Birches Farm, Hampton Charles, Tenbury Wells, WR15 8PZ

4 Bedrooms 3 Bathrooms 3 Reception Rooms

“A remarkably stylish barn conversion, brimming with character...”

Scott Richardson Brown CEO

- This remarkably stylish four-bedroom barn conversion seamlessly blends modern luxury with historic character in the heart of the countryside.
- Available through separate negotiation are two brick-built outbuildings, with planning permission for holiday lets, situated on half an acre of land.
- A 3.74-acre paddock, perfect for equestrian enthusiasts, is available for rent, offering nearby bridleways and scenic countryside trails.
- A versatile studio space, integrated into the picturesque grounds, offers an ideal spot for a home office or additional accommodation.
- The stunning kitchen breakfast room is the heart of the home, featuring a vaulted ceiling and bi-fold doors opening to the courtyard garden.
- Landscaped gardens provide a tranquil retreat, thoughtfully designed to capture sunlight throughout the day, perfect for outdoor entertaining.
- There is ample parking space for four to five vehicles, accessed through wooden gates, ensuring convenience for residents and guests alike.



2,925 sq ft (271.7 sq m)



The approach

The Dairy House features a gravelled parking area, offering ample parking space for four to five vehicles. A pair of wooden gates open onto a further gravelled area that leads to a patio and the main entrance of this charming home.





The entrance hallway

The welcoming and spacious hallway has Victorian style tiled flooring, recessed spotlights, exposed brickwork and a staircase to the first floor. Doors to various rooms and an open plan flow leads to the reception room at the rear. The ground floor benefits from underfloor heating, which extends throughout all rooms except the reception room, snug and dining room.



The kitchen breakfast room

To the left of the entrance, a spacious kitchen breakfast room spans over 32 feet. The vaulted ceiling with exposed beams, accentuates the room's size and grandeur.



The kitchen itself features stylish blue shaker-style wall and base units, complemented by wooden worktops that incorporate a one and a half bowl sink with a drainer and mixer tap.

A stylish island unit, complete with a granite worktop and a breakfast bar and integrated appliances, including an eye-level oven, a fridge-freezer and a dishwasher.





A charming AGA stove is nestled between the units, complemented by a tiled backsplash and an overhead extractor fan.

Quality wood effect tile flooring extends throughout this expansive room, bathed in natural light from dual aspect windows, four Velux windows and bi-folding doors that seamlessly merge the indoors with the courtyard garden beyond.





A door from the kitchen accesses an incredibly useful utility room featuring base units, a sink with a mixer tap and drainer and space beneath the counter for a washing machine and dryer. The utility room conveniently provides access to the front parking area and the rear courtyard garden, making it ideal for muddy boots after a countryside stroll or unloading groceries from the weekly shop.

An adjoining door leads to the downstairs WC, complete with a washbasin and a Velux window.



The dining room

To the right of the hallway, a formal dining room awaits, adorned with a front-facing window, recessed spotlights, exposed walling and a log burner, creating a warm and inviting atmosphere.



The reception room

The reception room and snug, situated at the rear, are extraordinary spacious. The reception room features French doors opening onto the rear courtyard, a cosy log burner nestled in one corner and recessed ceiling spotlights.



The snug

The open-plan layout seamlessly connects this space to the snug, characterised by a high ceiling, a side window and an exposed brick wall.



The study

Accessed from the snug and the hall area, the study offers a quiet retreat for remote working. Victorian style tiled flooring, ceiling beams, exposed brickwork and recessed spot lighting create an inspiring ambiance.





The hallway

The hallway features a seamless continuation of the exquisite Victorian style tiled flooring, complemented by stunning ceiling beams that enhance its character and charm.



The first floor

A spacious galleried landing bathed in natural light from a Velux window provides access to the bathroom, bedrooms and an airing cupboard, with high ceilings, exposed brickwork and beams.



The master bedroom

The master bedroom is located at the rear and offers ample space with a high ceiling, a side-facing window and its own en-suite shower room.



The master ensuite

The generously proportioned ensuite shower room, features a low-level WC, a washbasin and a large walk-in shower cubicle with a rainfall shower head and a separate hand held attachment.



Bedroom two

Bedroom two, a well sized double room with a front-facing window, benefits from its own ensuite shower room comprising a low-level WC, washbasin and a shower cubicle.



Bedrooms three and four

The remaining bedrooms are also generously sized, with bedroom three offering ample space as a double room and bedroom four serving as a double guest room.





The family bathroom

There is a well-appointed family bathroom complete with a low-level WC, washbasin and a bathtub with a shower. It further benefits from a side-facing window, chrome towel radiator and tasteful tiling on the walls and floor.



The studio

Providing the potential of being an exceptional home office, the studio is currently utilised as a garden room. It features power, a side window and French doors that lead to the garden. Adjacent to the studio, a large shed offers practical storage space, equipped with a door to one side and French doors to the other.



Gardens and grounds

The gardens surrounding the property have been meticulously landscaped. The front gardens are designed to capture sunlight throughout the day. There is a gravel area adjacent to the house transitioning to a patio.





Ascending a few steps, you will discover a further patio, perfect for outdoor gatherings and providing easy access to the studio. Beyond the patio lies a spacious lawned garden, offering ample outdoor space for families to enjoy.



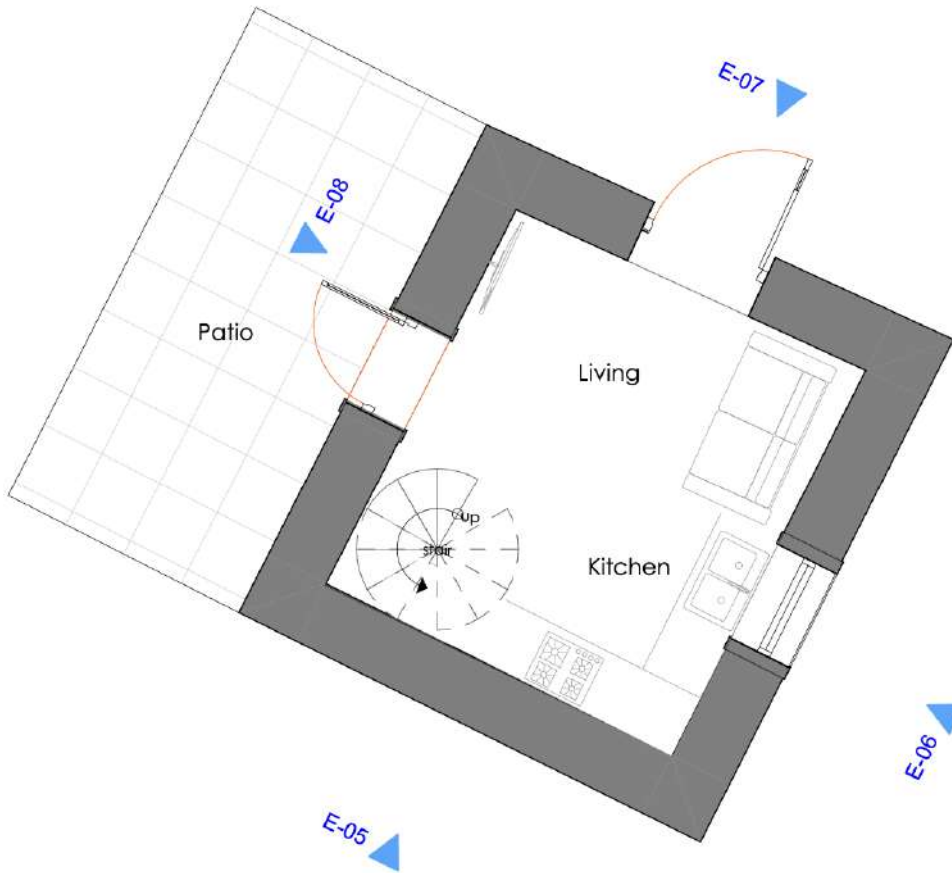
Accessible from the kitchen's bi-folding doors and the reception room's French doors, an exceptionally private courtyard awaits. Generously sized and secluded, it provides an ideal setting for al fresco dining, seamlessly integrating the indoors with the outdoors.



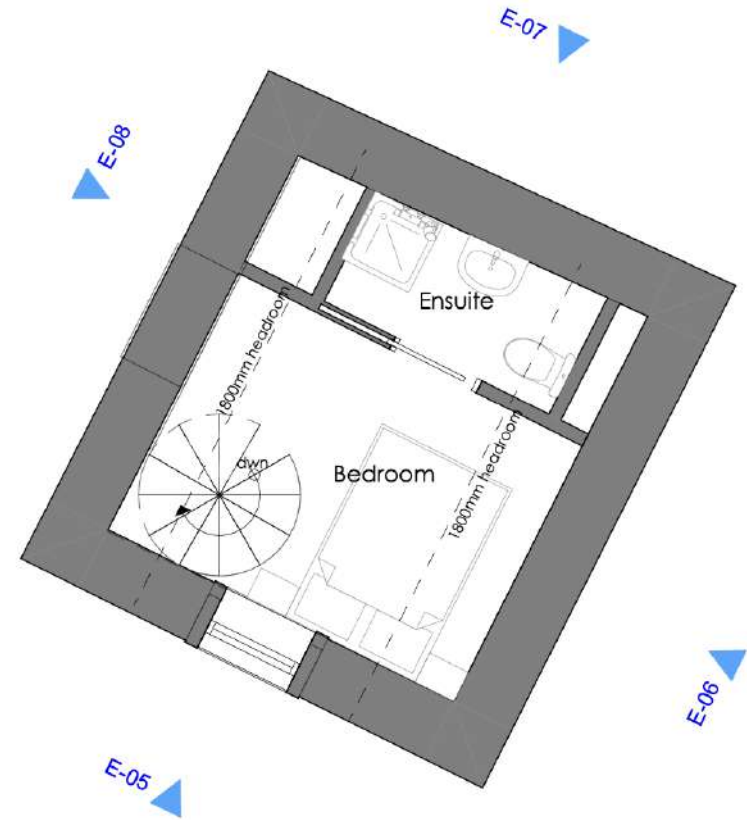
The property offers exciting possibilities beyond the charming house itself, with the option to negotiate separately for two brick-built outbuildings with pitched tiled roofs, nestled within an extra half-acre of land.



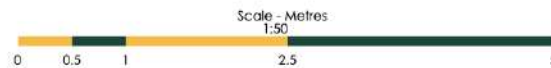
Two outbuildings nestled within an additional half-acre of land adjacent to the garden present a delightful renovation project. Planning permission has already been granted for their conversion into two one-bedroom holiday lets. Imagine transforming these charming structures into income-generating holiday accommodations, adding significant value and versatility to your investment. For more details, visit the Herefordshire planning portal, application number **P222741/F**.



Ground Floor Plan



First Floor Plan



CONCEPT DESIGN

BERRYS
PROPERTY BUSINESS PLANNING
01432 809835 | HR4 9AR
www.berrys.uk.com

Client: A L Morgan				
Project: Barn Conversions to Holiday Lets at The Birches				
Drawing: Proposed Floor Plans - Unit 2				
Drawing No: HA37347_SK13	Scale: 1:50	Paper: A3	Drawn By: RJP-S	Date: Jun 2020



For equestrian enthusiasts, the chance to rent a substantial 3.74-acre paddock and keep your horses close at hand is a dream come true. The surrounding area boasts excellent riding opportunities, with bridleways and countryside trails waiting to be explored.





Location

Nestled on the Herefordshire-Worcestershire border in the charming hamlet of Hampton Charles, the property is surrounded by countryside with breathtaking views, providing endless opportunities for outdoor enthusiasts. Numerous trails and bridleways weave through the landscape, inviting walkers and horse riders to explore its undulating terrain.

Strategically situated between the charming towns of Bromyard and Tenbury Wells, Hampton Charles offers the perfect balance of tranquillity and accessibility, with both towns approximately 10 minutes away.

Bromyard, a town steeped in history, boasts a unique blend of heritage, natural splendour and a thriving community spirit. Its enchanting streets are adorned with independent shops, boutiques and galleries, each showcasing an array of locally sourced products.

Meanwhile, Tenbury Wells, a charming historical market town, welcomes visitors with its delightful high street. Here, one can find a mix of independent shops, a cinema, a supermarket and an assortment of restaurants, creating a vibrant atmosphere for both residents and visitors alike.

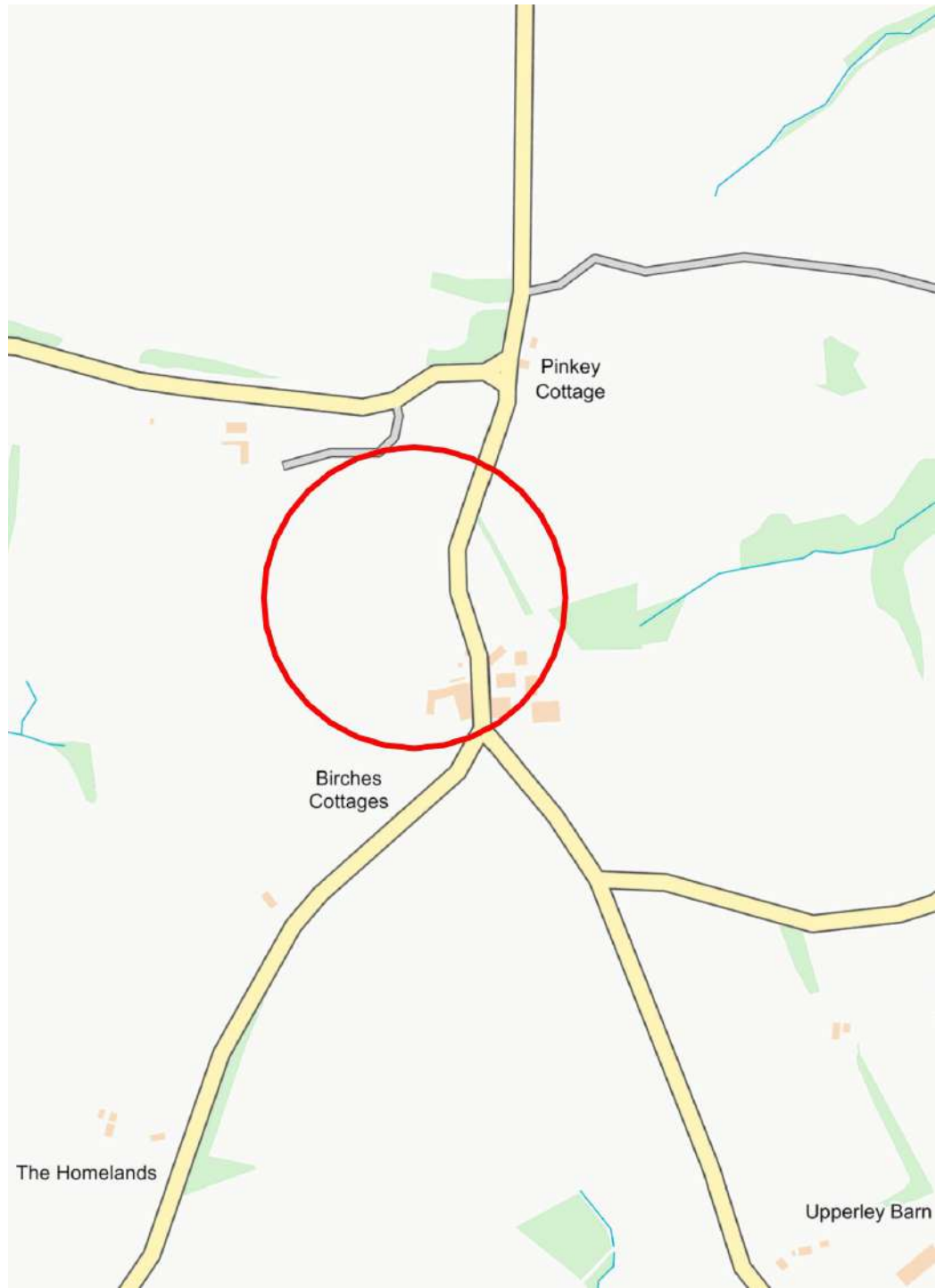
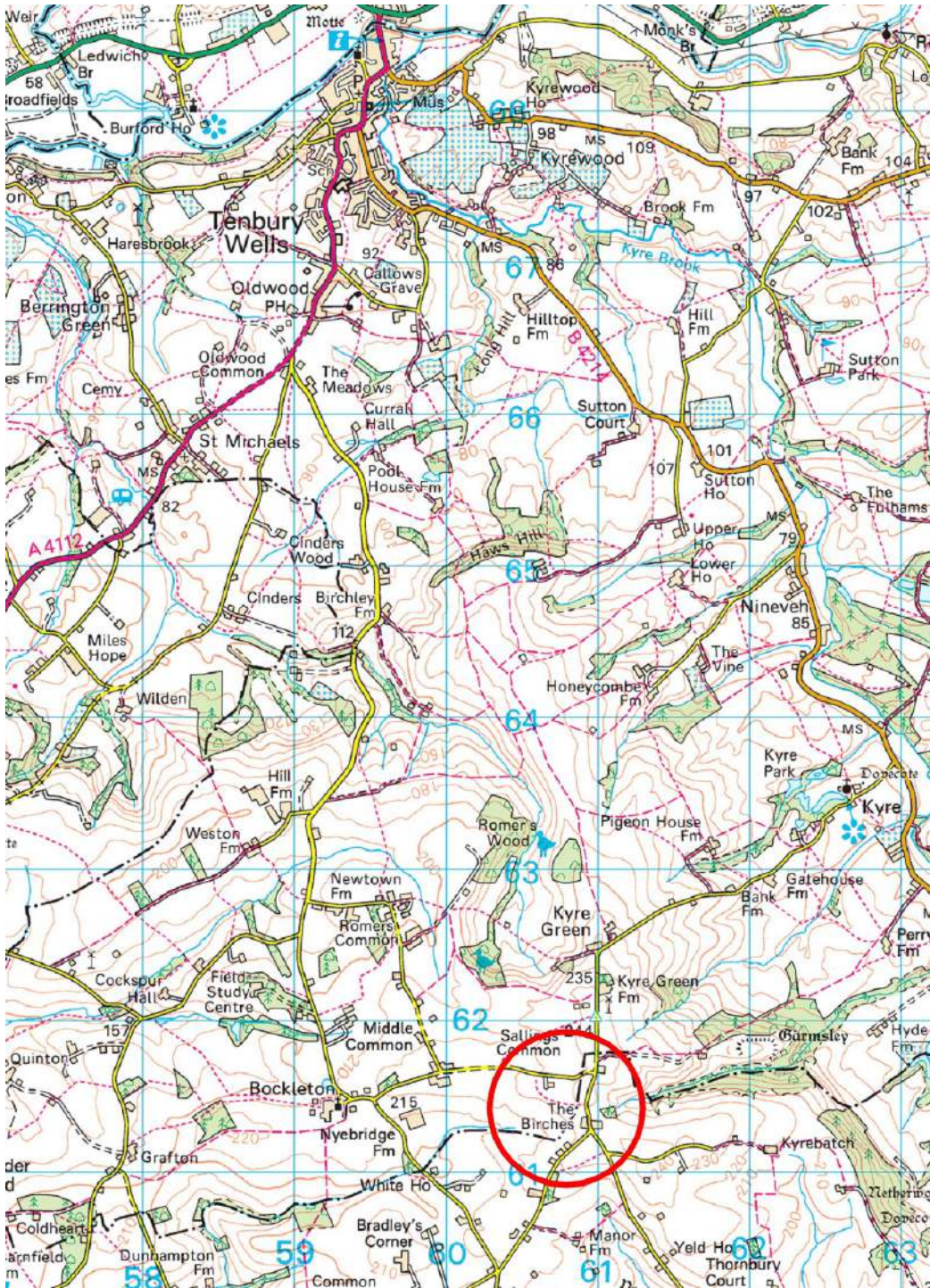
Transportation is well catered for, with the M5 just 40 minutes away. The picturesque towns of Ludlow and Ledbury are also easily accessible, situated at just 30 and 40 minutes away, making them perfect destinations for an enjoyable day with family and friends.

Services

Mains electricity and water. Oil heating. Drainage via a digester system which is communally owned. Broadband is available at this property.

Council Tax

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

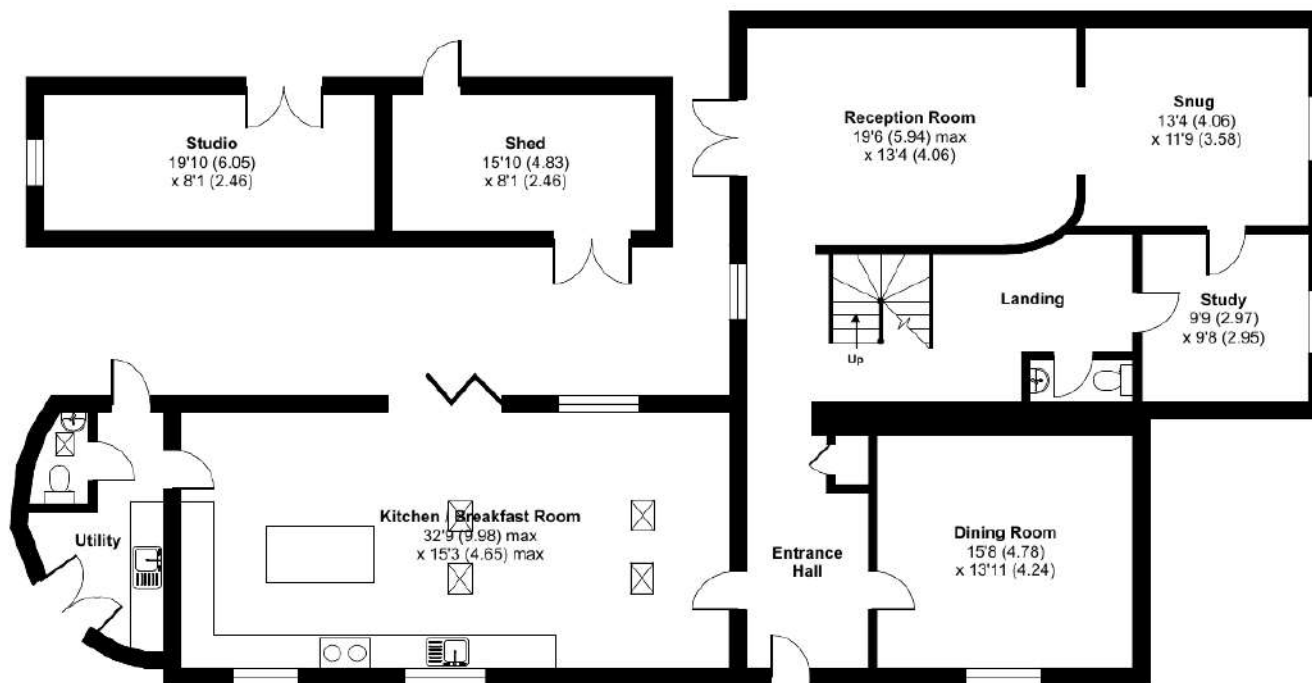


Birches Farm, Hampton Charles, Tenbury Wells, WR15

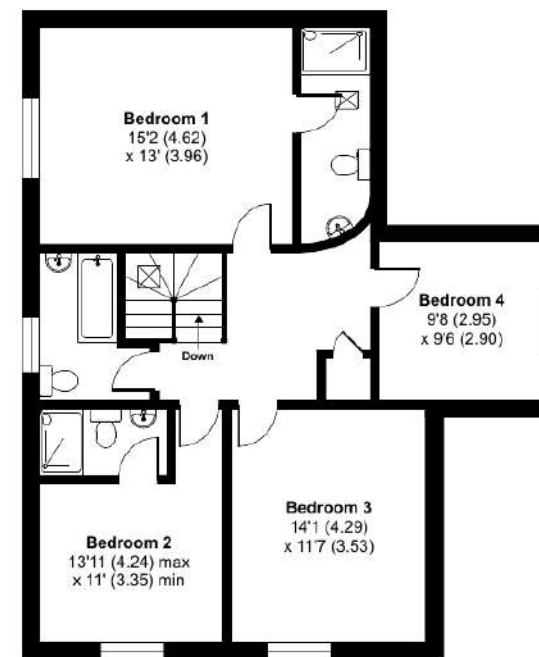


Approximate Area = 2626 sq ft / 244 sq m
 Studio / Shed = 299 sq ft / 27.7 sq m
 Total = 2925 sq ft / 271.7 sq m

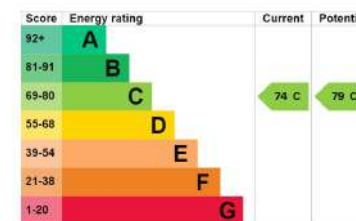
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GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Andrew Grant. REF: 1039673



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