

Andrew Grant
PRESTIGE & COUNTRY



Stow House

Ledbury HR8 1SD



Stow House

Bromsberrow, Ledbury HR8 1SD

3 Bedrooms **3 Bathrooms** **4 Receptions**

“...a period family home that perfectly blends modern luxury with rural charm...”

Scott Richardson Brown CEO

- Stow House offers nearly 2,500 square feet of contemporary living space, nestled in the heart of the Herefordshire countryside.
- The recently renovated and refitted kitchen combines elegance with modern functionality and features a striking marble topped island, top-of-the-line appliances, and vaulted ceilings with exposed beams.
- With a mezzanine floor and French doors that lead out on to a paved area in the rear garden, the versatile family room offers the potential to be reconfigured as a ground floor bedroom.
- The large terrace enjoys panoramic views of the surrounding countryside and is the perfect setting for alfresco dining and outdoor entertaining.
- A private gated entrance that leads on to a spacious block paved driveway, ensures privacy and provides ample parking for multiple vehicles.
- Nestled in the village of Bromsberrow, Stow House offers rural tranquillity with convenient access to the amenities, schools and transport links in nearby Ledbury.



2,467 sq ft / 229.2 sq m



The kitchen

At the heart of this home is a newly renovated kitchen that seamlessly blends sophistication with functionality. Its centrepiece is a striking marble counter top island that not only serves as a stylish breakfast bar but also provides a generous amount of storage space.







The stunning kitchen is equipped with top-of-the-line appliances, including a Richmond stove with a marble splash back, a fitted extractor fan and a contemporary hot water tap. An integrated Belfast sink is set within marble-topped cabinetry, while beautifully crafted, bespoke floor-to-ceiling units elegantly conceal the fridge and freezer. Every detail in this kitchen has been designed to be as functional as it is beautiful.





Tall vaulted ceilings highlight the exposed wooden beams and three large windows provide uninterrupted views of the surrounding countryside, this kitchen is a true haven for both cooking and informal entertaining.



The dining room

The beautifully spacious and light-filled dining room seamlessly connects to the kitchen through a large opening, creating a stunning space for both formal and informal dining.

A staircase from the dining room leads to the first floor, with a convenient storage cupboard tucked neatly beneath it.





A wood-burning stove nestled within an exposed brick fireplace, paired with the exposed timber ceiling beams, creates a warm and inviting atmosphere. This space is perfect for large family gatherings and more formal dinner parties with friends and loved ones.





The sitting room

The sitting room is a cosy and inviting space, featuring a wood burning stove set on a tiled hearth, perfect for warmth and comfort on cooler evenings. French doors open onto a paved area of the rear garden, seamlessly blending indoor and outdoor spaces, making it ideal for year-round entertaining.





The family room

The light and airy family room features vaulted ceilings, dual-aspect windows, and French doors that open onto a paved area of the rear garden.

This versatile and spacious room could easily be transformed into a downstairs bedroom, offering excellent potential for multi-generational living. The mezzanine floor adds further flexibility, enhancing the room's adaptability to suit various requirements.





The garden room

The garden room, positioned between the sitting room and family room, is a stunning addition to the ground floor living spaces. Dual French doors open onto the terrace and outdoor seating area, seamlessly connecting indoor and outdoor living. The exposed stone wall adds a touch of rustic charm, enhancing the property's timeless character and style.



The shower room & utility room

Accessible directly from the utility room, the practical and stylish ground-floor shower room features a tiled walk-in shower cubicle, a WC, and a washbasin, along with additional built-in storage.

The utility room itself provides space and plumbing for both a washing machine and dryer and includes a door leading out to the garden.



The boot room

Adjacent to the kitchen, the convenient boot room blends practicality with rustic charm, offering ample storage for outdoor gear and everyday essentials. It features the same elegant stone flooring that extends seamlessly throughout the kitchen and dining room.



The principle bedroom

The principal bedroom suite is a stand out feature of this home, featuring a spacious, dual aspect double bedroom with panoramic views of the surrounding countryside. This elegant suite also includes a luxurious en suite bathroom, providing a private retreat from the rest of the home.



The principle bedroom en suite

The en suite bathroom accompanying the principal bedroom is a stylish and well-appointed space, designed to create a luxurious spa-like atmosphere. It features a walk-in shower with a sliding door and a waterfall shower head, a separate bathtub, a sleek free-standing washbasin, and elegant stone tiling.





Bedroom two

The second bedroom is another generously sized double room, enhanced by two large windows that flood the space with natural light and offer stunning views of the surrounding countryside. Exposed beams complement the contemporary oak finishes, creating a timeless and elegant ambience to the space.





Bedroom three

The third bedroom, currently used as a nursery, can comfortably accommodate a double bed along with additional free-standing furniture. The room features charming exposed wooden beams and a window that frames beautiful views of the surrounding countryside.





Family bathroom

The family bathroom is a thoughtfully designed space that harmoniously blends modern convenience with the property's original character. Exposed beams frame the room, which features a walk-in shower cubicle with a waterfall shower head, metro-style tiling, and a glass-panelled sliding door. A WC and a free-standing washbasin complete the suite, while a window overlooking the front of the property floods the room with natural light.





The terrace

Another stand out feature of the property is the stunning terrace and outdoor seating area, ideal for year-round entertaining. The split-level design provides panoramic views of the surrounding countryside, creating a beautiful extension to this charming family home. Additionally, the terrace offers convenient access to the outbuilding.





The gardens & driveway

The property is set within approximately 0.3 acres of gardens, with lawns bordered by mature shrubs and a gated entrance for added privacy.

The gated entrance opens onto a spacious driveway that leads to the front of the home, offering ample parking space for multiple vehicles.



Location

Stow House is nestled in the charming village of Bromsberrow, near the historic market town of Ledbury, offering the perfect blend of rural tranquillity and convenient access to modern amenities.

The village itself is surrounded by stunning countryside, making it an ideal location for those who enjoy walking, cycling and horse riding. The nearby Malvern Hills, an Area of Outstanding Natural Beauty, provide further opportunities for picturesque walks and breathtaking views.

Despite the peaceful setting, Stow House is conveniently located just a short drive from Ledbury, with a range of independent shops, cafés and restaurants, along with essential services such as supermarkets and healthcare facilities. The town is also known for its vibrant cultural scene, hosting events like the Ledbury Poetry Festival and the historic Market Theatre.

For families, Bromsberrow offers access to several well-regarded schools, both primary and secondary, including Bromsberrow Primary School and John Masefield High School in Ledbury. The world renowned Malvern college and The Downs Preparatory School are also nearby.

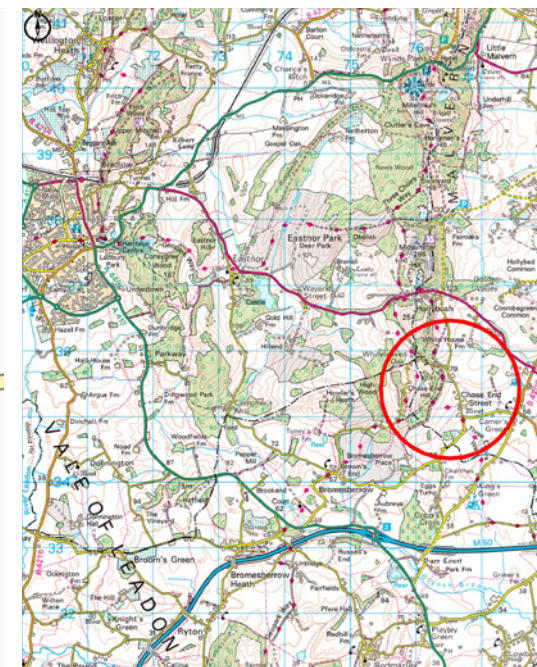
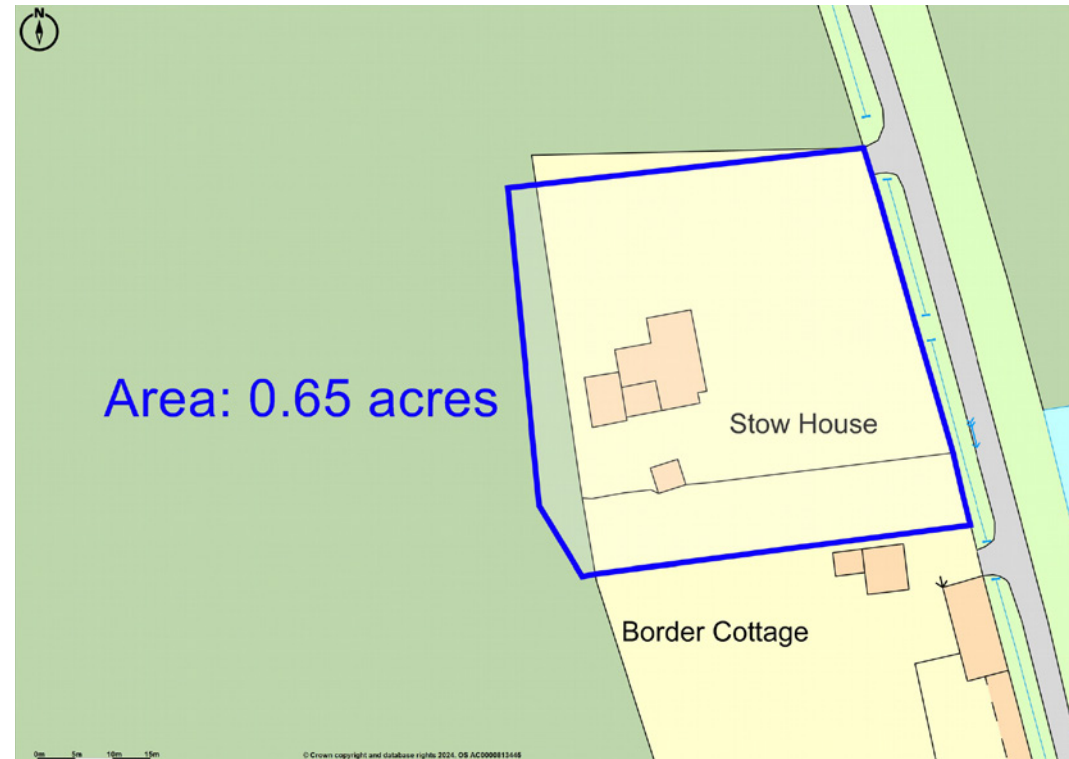
Transport links are excellent with easy access to the M50 motorway and Ledbury mainline railway station.

Services

Mains electricity and water. Private drainage (modern treatment plant).
Oil-fired central heating.

Council Tax

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

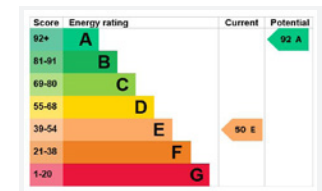
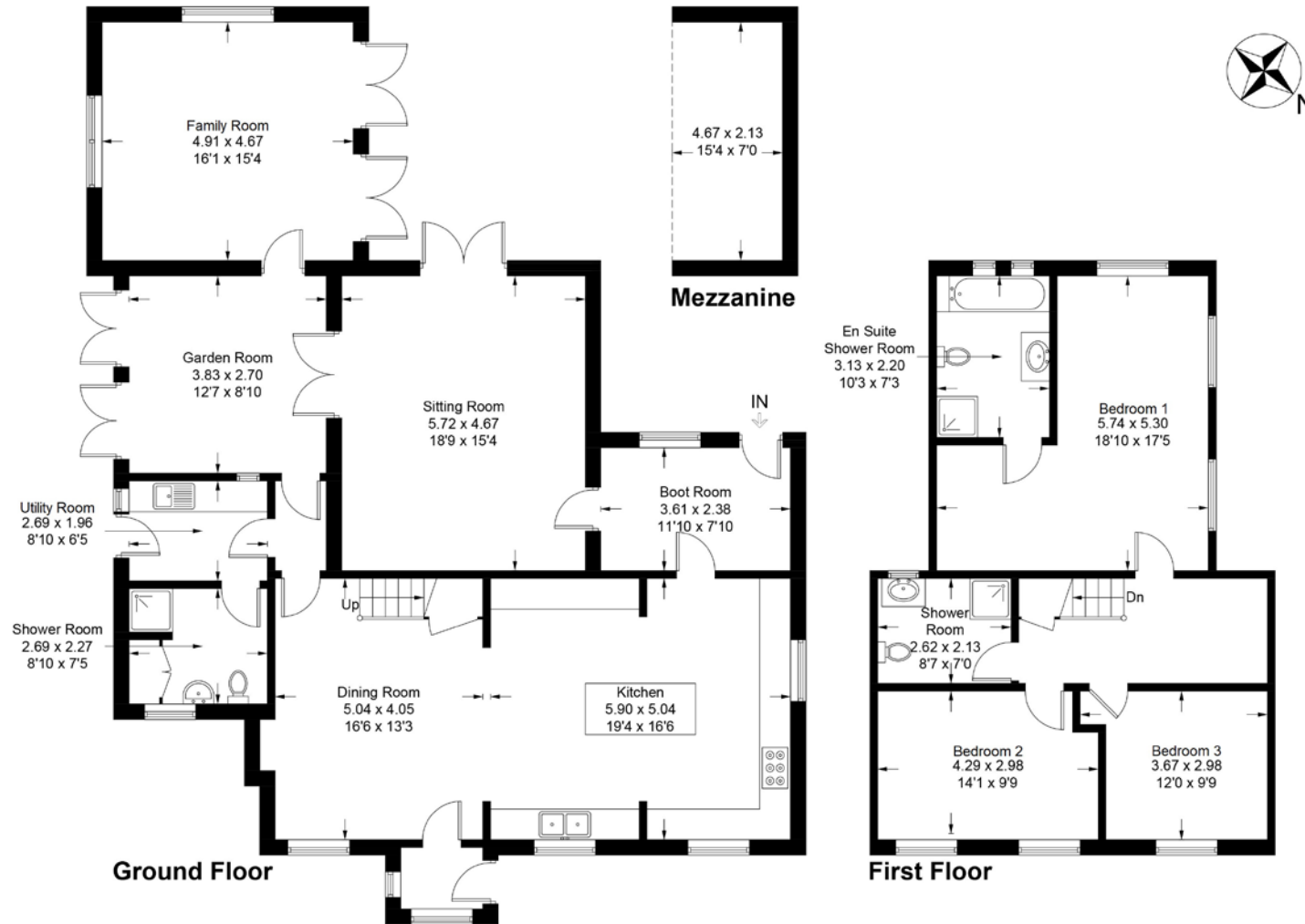


Stow House, Bromsberrow, Ledbury HR8 1SD

Approximate Gross Internal Area = 2,359 sq ft / 219.2 sq m

Mezzanine = 108 sq ft / 10.0 sq m

Total = 2,467 sq ft / 229.2 sq m



This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

