



10 Linton Lane

Bromyard HR7 4DQ

Andrew Grant

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3 Bedrooms 3 Bathrooms 3 Reception Rooms

A rare opportunity to acquire a stunning three-bedroom detached character home, offering breath-taking countryside views and versatile living spaces.

- A characterful timber-framed home with spacious interiors and period features.
- Bright and airy reception spaces with exposed beams and countryside views.
- Beautifully maintained garden with seating areas and mature planting.
- Generous driveway and detached double garage with additional office space.
- Sought-after location, within walking distance of local amenities and easy access to transport links.

This characterful timber-framed home offers generous living spaces, including a spacious dining area, bright conservatory and a cosy reception room with a wood-burning stove. The well-equipped kitchen is complemented by a separate utility room. Three double bedrooms include en suites to the main and third bedroom, along with a family bathroom. The landscaped garden provides a peaceful outdoor retreat. A generous driveway leads to a detached double garage with additional office space. Located in a desirable area, this home combines period charm with modern practicality.

1960 sq ft (182 sq m)





The hallway/dining area

Upon entering the property, you are greeted with a welcoming hallway, leading into a spacious dining area, perfect for entertaining. Exposed beams and stonework highlight the home's character, while large windows fill the space with natural light. The area flows through to the conservatory, offering a wonderful connection between indoor and outdoor living.







The conservatory

A bright, inviting space with panoramic views of the garden and beyond, this room offers a tranquil retreat, ideal for relaxation. French doors open onto the patio, extending the living space into the garden.



The kitchen

A well-appointed kitchen featuring bespoke wooden cabinetry, a range cooker set into an exposed brick surround and ample worktop space. A separate utility room provides additional storage and space for appliances.







The reception room

A spacious yet cosy reception room with a large feature fireplace housing a wood-burning stove. The exposed timber beams and stone detailing create a warm, inviting atmosphere, with a large windows ensuring plenty of natural light.







Snug

A private and quiet space, ideal for home working, a reading room or playroom. The room features exposed beams and enjoys views over the front of the property.



The cloakroom

Conveniently located on the ground floor, the cloakroom comprises a traditional-style washbasin and WC, complementing the property's characterful features.



The landing

A spacious landing leading to all bedrooms. The vaulted ceiling and exposed beams enhance the charm of this area, creating a light and open space.



The primary bedroom

A generously sized main bedroom featuring a high vaulted ceiling with exposed beams and countryside views. The room benefits from an en suite and built-in storage.



The primary en suite

A modern en suite with a walk-in shower, washbasin and WC. A window allows natural light to flood the space.





The second bedroom

A well-proportioned double bedroom with built-in wardrobes and views over the front garden. Exposed beams add to the charm of the room.



The third bedroom and en suite

Another spacious double bedroom with ample storage and garden views benefiting from a stylish en suite featuring a walk-in shower, washbasin and WC.





Bathroom

A well-appointed family bathroom with a roll-top bath, traditional-style washbasin and WC, complemented by timber and stone detailing.



The office

Accessed via an external staircase above the garage, the space is ideal for home working or creative pursuits. With windows to both sides, the space is naturally lit throughout the day. Sloped ceilings add character while maximising usable floor area, and the layout accommodates both desk space and relaxed seating. Whether used as a home office, studio or hobby room, this separate environment offers a quiet and productive retreat away from the main house.



The garden

The rear garden is a beautifully arranged outdoor space with multiple seating areas, ideal for entertaining or quiet relaxation. A raised terrace with stone steps leads down to a paved patio adjoining the conservatory, while a second patio at the far end provides a more secluded setting.



A set of external steps rises to the office space above the double garage, offering convenient access from the garden. The lawn is bordered by mature planting, raised beds and colourful pots, and the garden enjoys open countryside views, creating a peaceful and picturesque retreat.





The double garage and driveway

To the front of the property features a large block-paved driveway offering ample parking for multiple vehicles, bordered by established planting, it leads directly to a double garage. Above the garage is a generous office space, accessed via an external staircase, making it ideal for remote working, a studio or additional storage. The garage also benefits from a separate rear storage area, and gated access leads through to the rear garden, enhancing both practicality and privacy.



Location

The property sits within a rural setting conveniently situated less than 5 minutes walk from the centre of the historic market town of Bromyard, renowned for its festivals and local produce.

Bromyard High Street has an impressive range of amenities, including pubs, restaurants, takeaways, doctors, pharmacies and independent shops. There is also a larger supermarket in the town.

There are several good primary schools in the area and an Ofsted rated 'Good' secondary school.

Fabulous countryside surrounds this quaint market town, which lies between Hereford and Worcester, giving plenty of choice for work, education, shopping, sports, theatre and transport networks. Train stations are available at Malvern Link, Leominster, Worcester and Hereford, all of which are within a 30-minute drive from Bromyard, for travel further afield.

Services

The property benefits from mains gas, electricity, water and drainage. Additional services include 16 solar panels and four associated batteries, which allow power to be stored for later use, either from solar generation or when purchased on an overnight tariff, also an EV charger for convenient electric vehicle charging.

Council Tax

The Council Tax band for this property is Band F



Linton Lane, Bromyard, HR7

Approximate Area = 1960 sq ft / 182 sq m (excludes void)

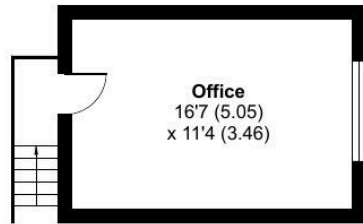
Garage / Office = 465 sq ft / 43.1 sq m

Total = 2425 sq ft / 225.2 sq m

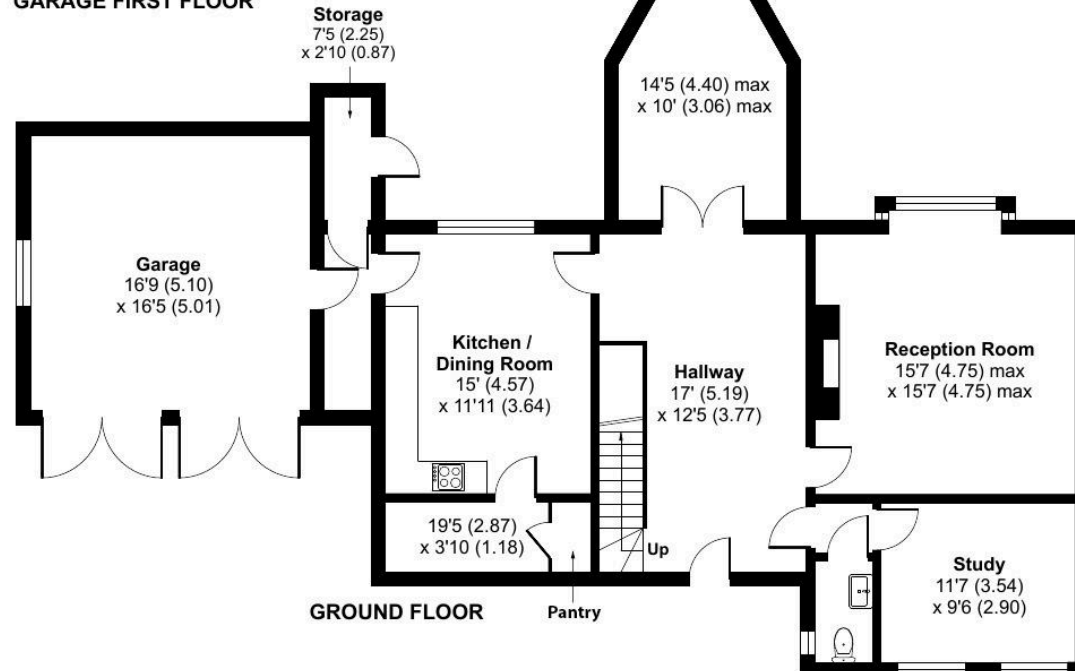
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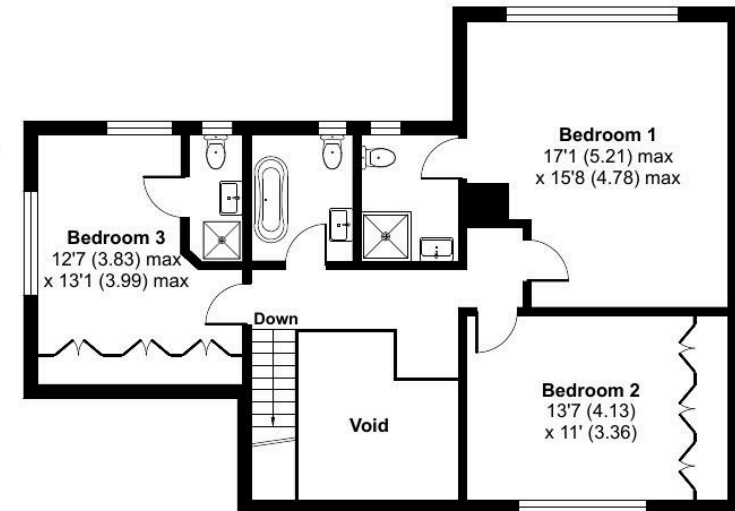
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GARAGE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1260882



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