



The Old Granary

Stoke Lacy, HR7 4HJ

Andrew Grant

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Stoke Lacy, Bromyard, HR7 4HJ

3 Bedrooms 2 Bathrooms 2 Reception Rooms

A charming three-bedroom barn conversion with stylish interiors, beautiful garden and multiple outbuildings, tucked away in a desirable Herefordshire village.

- Characterful three-bedroom barn conversion with two en suites, versatile living space and practical modern additions.
- Vaulted living room, stylish kitchen, dedicated dining room, study area and utility room.
- Landscaped gardens with gazebo, summer house and garden shed.
- Attached single garage and parking for multiple vehicles.
- Located in the sought-after village of Stoke Lacy with links to Bromyard, Hereford and Worcester.

An attractive barn conversion nestled in the heart of Stoke Lacy. This delightful home offers three bedrooms, two of which are en suite and located on the ground floor. The interiors blend original character with practicality, including a vaulted living room, well-equipped kitchen and utility, dedicated dining room, separate study/office area which could also be used as an additional bedroom and a cloakroom, all located on the first floor. Outside, the property is just as impressive, with landscaped gardens, a sheltered seating area beneath a timber gazebo, detached summer house and useful garden shed. The driveway provides parking for up to multiple vehicles and the attached garage is ideal for further parking or storage. With its convenient location, The Old Granary is an ideal choice for those seeking rural charm with modern comfort.

1314 sq ft (122 sq m)





The kitchen

The kitchen is fitted with a comprehensive range of cabinetry, offering generous storage and surface space. Integrated appliances, a double oven, a dishwasher and a ceramic induction hob cater for modern needs, while timber-style flooring and exposed beams add warmth and character. A butler sink is set beneath a window overlooking the garden, drawing natural light into the space and providing a pleasant outlook while cooking or preparing meals.





The dining room

Positioned conveniently beside the kitchen, the dining room offers a comfortable and intimate setting for meals and entertaining. A vaulted ceiling with exposed beams and a front-facing window give the space character and light. The room's proportions suit both everyday dining and larger gatherings, making it a practical and welcoming space.



The living room

This inviting space features a vaulted ceiling with exposed beams and dual aspect windows allowing light to flood in. A wood-burning stove set on a brick hearth adds warmth and charm, creating a central focal point. The layout allows flexibility for seating arrangements and is ideal for relaxing or hosting guests.





The cloakroom and utility

Conveniently positioned on the ground floor, the utility room is equipped with fitted cabinetry offering useful storage and worktop space. There is room for both a washing machine and tumble dryer, with additional space for laundry essentials and everyday items. Located off the hallway on the first floor, the cloakroom is neatly fitted with a WC and pedestal basin.



The primary bedroom

The primary bedroom is a generously sized double room located on the ground floor, featuring built-in wardrobes and ample space for additional free-standing furniture.





The primary en suite

The primary en suite is modern and bright, fitted with a walk-in shower, WC and basin. Tiling to walls and floor makes for easy maintenance and the layout ensures functionality and comfort.





The second bedroom

Another large double room positioned on the ground floor. A window to the front provides plenty of natural light and there is ample space for storage and furnishings.





The second bedroom en suite

The second en suite is fitted with a generous walk-in shower with overhead rain fitting, a WC and a pedestal sink. Contemporary tiling and spotlighting complete the room, delivering a clean and practical finish.





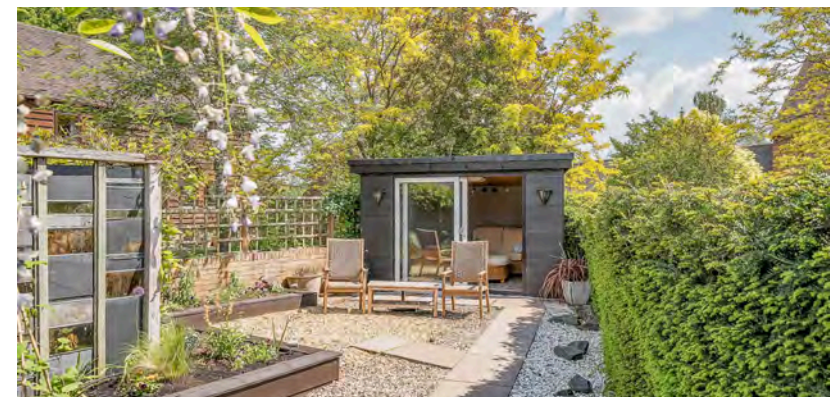
The third bedroom

Located on the first floor and currently used as a study, the third bedroom is a flexible space with vaulted ceiling, exposed beams and a front-facing window. It's suitable as a guest room, home office or hobby room depending on your needs.



The garden

The garden is a standout feature, thoughtfully landscaped to offer distinct areas for relaxation and enjoyment. A large patio with a timber-framed gazebo is ideal for outdoor dining, raised beds and lawned areas, as well as a detached summer house for quiet retreat or garden storage. A charming water feature with a stream runs through the garden, creating a tranquil atmosphere. Mature borders, fencing and hedging ensure a high degree of privacy and year-round interest.







The driveway and parking

To the front of the property, the driveway provides ample space to park multiple vehicles. It also gives access to the garage and garden beyond, ensuring both practicality and privacy for residents and visitors alike.

Location

Stoke Lacy is a picturesque village in the Herefordshire countryside, well known for its charm and strong community spirit. Surrounded by rolling hills and farmland, it offers a peaceful rural setting without sacrificing connectivity.

The village itself is home to the renowned Wye Valley Brewery and a well-regarded pub, The Plough, both within walking distance of the property. For everyday needs, the market town of Bromyard lies just under four miles away, offering shops, schools, cafés and leisure amenities. Further afield, Hereford and Worcester are both within easy reach by car, providing more extensive retail, educational and cultural facilities.

With scenic walks and outdoor pursuits on your doorstep, Stoke Lacy is ideal for those who value countryside living. It is also well-placed for commuters seeking access to the A417 and the wider West Midlands network, combining village tranquillity with convenient access to surrounding towns and cities.

Services

Services are TBC.

Council Tax

The Council Tax for this property is Band E



The Old Granary, Stoke Lacy, Bromyard, HR7

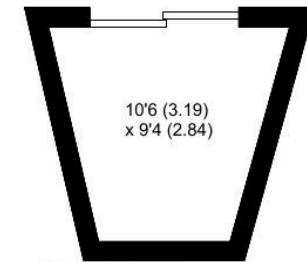
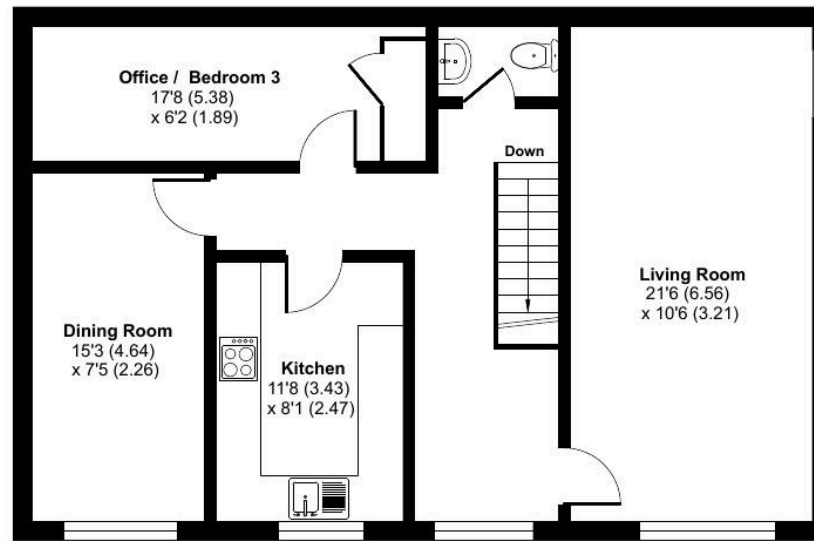
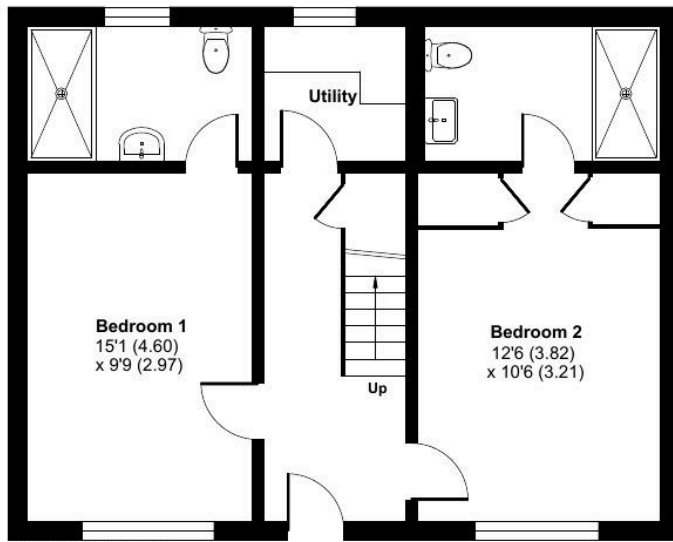


Approximate Area = 1314 sq ft / 122 sq m

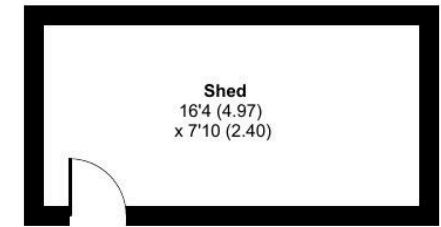
Outbuilding = 203 sq ft / 18.8 sq m

Total = 1517 sq ft / 140.8 sq m

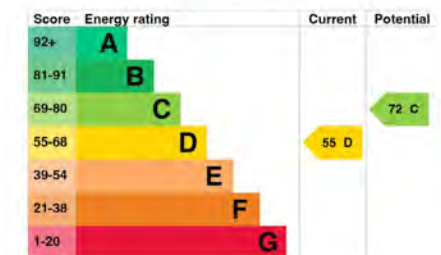
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OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Andrew Grant. REF: 1296371



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