



Andrew Grant
PRESTIGE & COUNTRY

Tyrrells Court House

Stretford, HR6 9DQ



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3 Bedrooms 2 Bathrooms 3 Reception Rooms 7 Acres

“Spacious detached home offering generous living space, delightful garden views and a superb 7 acres of land, rural views and potential...”

Scott Richardson Brown CEO



- Substantial detached property offering over 2000 sq ft of versatile and spacious living areas, snug, conservatory and walk-in loft space.
- Bright and generous living room with garden access plus an additional snug and conservatory for flexible family living.
- Well-proportioned kitchen with lovely views, practical utility area and scope to personalise to your taste.
- Mature private garden with pond, fountain, cherry orchard and peaceful seating areas surrounded by established trees and potential for smallholding.
- Ample driveway parking with turning space, single garage and additional brick-built garden store for tools and equipment.
- Situated in peaceful Stretford just outside Leominster, enjoying countryside walks with easy access to local amenities, schools and transport links.

2706 sq ft (251.4 sq m)



The sitting room

The sitting room is spacious and filled with light thanks to a large bay window and patio doors leading directly to the garden. It's the perfect place for relaxing or entertaining, with flexible space to arrange your furniture however you wish. The garden access creates an easy flow between indoor and outdoor living.





The living room

The living room is a cosy and versatile room perfect for quiet moments or as a home office or hobby space. It benefits from sliding doors that open directly into the conservatory, providing a lovely flow of natural light and an easy connection to the garden beyond. A smaller window adds extra brightness, while built-in shelving offers handy storage for books or decorative pieces.



The conservatory

The conservatory is a wonderful addition, providing a peaceful spot to relax and enjoy uninterrupted views of the garden all year round. With floor-to-ceiling glazing and a sliding door opening directly onto the patio, it seamlessly connects indoor and outdoor living. This light-filled space is perfect for morning coffee, reading or entertaining friends while surrounded by greenery.



The kitchen

The kitchen is generously sized and enjoys wonderful views over the garden through a wide window. It features ample wooden cabinetry and worktop space with room for freestanding appliances and a cooker. There is plenty of scope to modernise to suit your taste and make the most of the light and peaceful setting.





The dining room

The dining room offers a pleasant place for family meals or gatherings. With a large bay window bringing in natural light and providing a view of the garden, it is a relaxing spot to sit and enjoy meals throughout the day. There is plenty of space for a good-sized dining table and chairs making it ideal for both everyday use and special occasions.



The utility

A separate utility area provides additional storage and workspace with plumbing for appliances and access to the rear of the property. This practical room keeps household tasks neatly contained and offers a back door to the garden for added convenience.



The ground floor bathroom

The ground floor bathroom is a practical and spacious family space, offering a full suite with bath, separate shower area, washbasin and WC. Natural light filters in through the window, providing good ventilation and a pleasant atmosphere. This bathroom has excellent potential for modernisation to suit your taste.





The master bedroom

Bedroom one is a very generous double with a wide window overlooking the garden, bringing in plenty of natural light. There's ample floor space for wardrobes and furniture, making it an excellent principal bedroom. Built-in wardrobes add useful storage for a clutter-free feel.





Bedroom two

Bedroom two is another good-sized double room with views of the surrounding garden. It offers flexibility as a comfortable guest room, children's bedroom or even a home office, depending on your needs.



Bedroom three

Bedroom three is a bright and airy space, ideal for use as a single bedroom, nursery or study. A window brings in light and frames a view of the peaceful garden, creating a calm atmosphere.





Walk in loft space

The walk-in loft space is a fantastic bonus, providing generous additional storage or the potential for conversion to suit your needs, subject to planning and building regulations. With easy access and plenty of headroom, it's ideal for keeping your home organised and clutter-free.



The upstairs bathroom

The upstairs bathroom is a bright and airy space offering a practical layout with a bath, pedestal washbasin and WC. A large window brings in plenty of natural light and provides good ventilation, making this a comfortable room for everyday family use. The generous proportions give you the perfect opportunity to refresh the space to your own taste and create a relaxing retreat.



The garage & driveway

The generous driveway provides ample off-road parking for multiple vehicles, making arriving home effortless for family and guests alike. A single garage offers secure parking or additional storage space, ideal for gardening equipment or hobbies. With turning space and direct access to the front door, this practical feature enhances the convenience of this charming property.





The garden

Outside, the mature garden is a true highlight, wrapping around the property with established trees, shrubs and a patio area perfect for outdoor dining. A greenhouse or vegetable patch could be added to make the most of this green oasis. This private space offers plenty of room for children to play or for keen gardeners to enjoy.





The grounds

Set within approx. 7 acres, Tyrrells Court House enjoys private, mature grounds surrounded by open countryside. The property includes established gardens with lawns, shrubs and ornamental trees, plus a small pond near the house. Mature woodland provides natural seclusion and a wildlife habitat.





A large paddock or field offers excellent smallholding or grazing potential, all bordered by hedgerows and tree lines. The grounds include a mature cherry orchard, originally planted around 30 years ago, with thoughtful pruning and care it could be given a new lease of life. This charming feature offers both character and opportunity, forming part of the wider seven acres that surround the home.





The pond

The pond is a charming feature nestled within the mature garden, providing a tranquil spot to sit and enjoy the peaceful surroundings. Framed by lush planting and established trees, it creates a haven for local wildlife and adds character to the outdoor space. A small fountain brings gentle movement and the soothing sound of water, making this an idyllic place for quiet reflection.





The store

The brick-built store is a useful addition to the garden, offering handy space for tools, equipment or outdoor furniture. Tucked among mature planting, it blends naturally into the setting and provides secure storage to help keep the garden neat and organised all year round.

Location

Stretford is a sought-after hamlet set just outside the historic market town of Leominster, surrounded by beautiful Herefordshire countryside. This tranquil location offers the best of rural living while remaining conveniently close to everyday amenities including shops, cafes and schools in nearby Leominster.

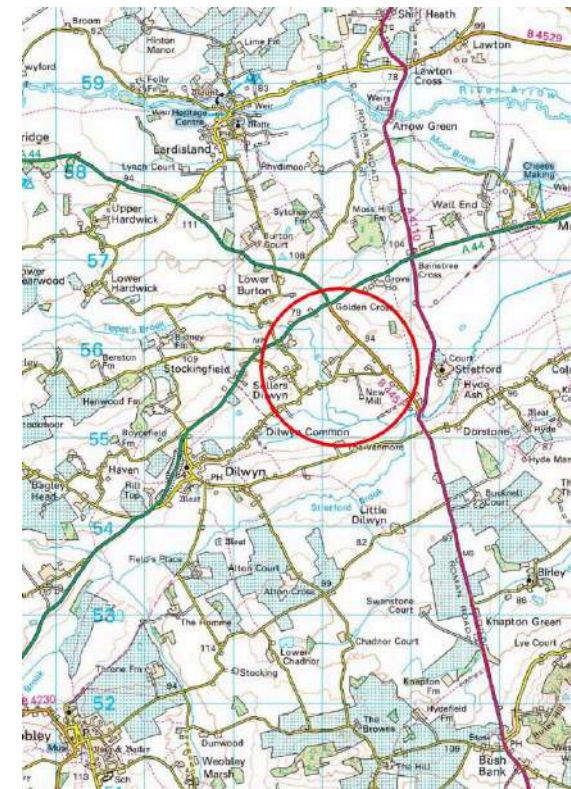
The area is well connected by road and public transport, with easy access to the A49 leading north to Ludlow and south to Hereford. The surrounding area is ideal for nature lovers with lovely walks, country lanes and open fields right on your doorstep. Stretford provides a peaceful retreat yet remains within easy reach of larger towns and transport links, making it an excellent choice for families and commuters alike.

Services

This property has access to oil fired central heating, mains electricity, private water from a bore hole and a septic tank.

Council Tax

This property is council tax **band F**

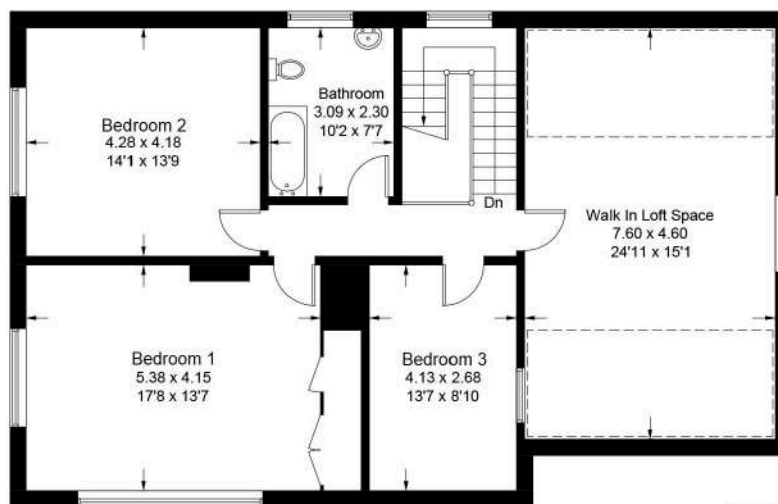


Tyrrells Court House, Stretford, Leominster

Approximate Gross Internal Area = 251.4 sq m / 2706 sq ft

Garage = 28.4 sq m / 306 sq ft

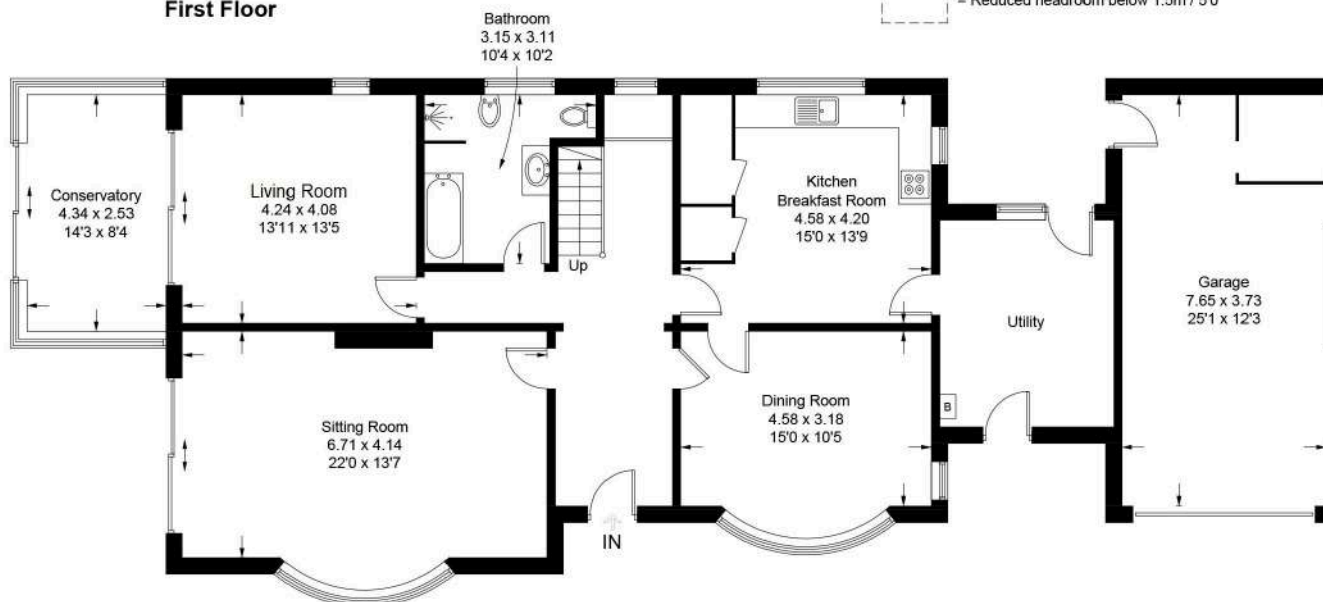
Total = 279.8 sq m / 3012 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

First Floor

= Reduced headroom below 1.5m / 5'0"



Ground Floor



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