



Orchard Place

Thornbury, HR7 4NG

Andrew Grant

Orchard Place

Thornbury, Bromyard, HR7 4NG

4 Bedrooms 2 Bathrooms 3 Reception Rooms

Rural four-bedroom home with large garden, double garage and outstanding privacy, nestled beyond fields and a brook just outside Bromyard.

- Detached four-bedroom home with well-planned accommodation across two floors.
- Rural setting with privacy, established gardens and excellent potential.
- Large rear garden with sheds, lawn, patio and mature planting.
- Double garage and driveway parking for at least four vehicles.
- Quietly located beyond open fields, a brook and cattle grids, yet within reach of Bromyard.

Tucked away in an idyllic rural setting near Bromyard, this four-bedroom detached home offers peace, space and potential in equal measure. Inside, the accommodation includes a practical ground floor layout featuring a kitchen, utility room, cloakroom, spacious living room with gas fire, dining room and conservatory. Upstairs are four double bedrooms including a principal room with built-in wardrobes and an en suite shower room, alongside a generous family bathroom. Externally, the property includes a large rear garden with two sheds, a double garage and plentiful driveway parking to the front. The structure and setting make this a rare opportunity to create a countryside retreat with scope to add value.

2408 sq ft (223.7 sq m)





The approach

Tucked away in a remarkably private and picturesque setting, the property is reached via a long private track, shared with just one neighbouring home. This idyllic route winds gently through well-fenced fields, crossing two traditional cattle grids before meandering over a charming stone bridge above a natural brook. The approach is framed by mature hedgerows and trees, opening out to reveal the handsome red-brick façade of the house set within beautifully landscaped surroundings.





BUTTERLEY
BROOK

ORCHARD
PL



The kitchen

The kitchen is a spacious and practical room that includes its own dining area, ideal for family meals or relaxed breakfasts. With windows overlooking the garden, it offers plenty of natural light and connects conveniently to the utility room and cloakroom. The layout allows for comfortable day-to-day use, while offering scope for future updates or reconfiguration.





The living room

This spacious sitting room features a characterful gas fire and sliding doors that open directly onto the rear patio, offering a tranquil connection to the garden. It's a relaxing space with room for multiple seating arrangements and year-round comfort. French doors open into the conservatory providing plenty of natural light.





The dining room

Located across the hall from the kitchen, the dining room offers a more formal space for entertaining or hosting larger gatherings. It could equally serve as a second reception room, study or hobby area depending on personal needs.



The conservatory

Set just off the living room, the conservatory offers views across the rear garden and an ideal place to enjoy the setting in any season. A quiet retreat within the home, this room adds versatility to the ground floor layout. There is also convenient access to the utility room, providing a natural flow through to the kitchen.



The utility and cloakroom

Accessed from the entrance hall and kitchen, the utility room is well-positioned to handle everyday needs and includes useful worktop and storage space. It also acts as a link between the conservatory and cloakroom. A downstairs WC sits conveniently off the utility room and kitchen, featuring a WC and built-in sink with storage below, ideal for guests and practical for family life.





The primary bedroom

The primary bedroom sits at the rear of the home and includes built-in wardrobes and pleasant views over the garden through dual-aspect windows, featuring plenty of natural light. It provides a peaceful retreat with the benefit of an en suite shower room.







The primary en suite

The en suite to the primary bedroom includes a shower, built-in wash basin with storage and WC, offering privacy and convenience for the principal bedroom without occupying excess space.





The second bedroom

Another generous double bedroom, the second bedroom is bright and well-proportioned. Its size makes it ideal for a guest room or even a second principal.



The third and fourth bedrooms

Also a full double, this room offers flexibility for sleeping accommodation or could be used as a study, hobby room or nursery depending on the buyer's needs. Positioned to make the most of natural light, the fourth bedroom completes the set of spacious bedrooms, it's comfortably sized and ready to be tailored to individual use.





The bathroom

The family bathroom includes a bath, separate shower, WC and wash basin with convenient storage beneath. Located off the landing, it comfortably serves the three supporting bedrooms upstairs.





The garden

The rear garden offers an impressive expanse of level lawn, ideal for families, pets or outdoor entertaining. The lawn is bordered by well-established planting, with a combination of flowering shrubs, mature trees and hedging that add privacy and year-round colour. There is a sense of openness and space, with uninterrupted sky views and a backdrop of trees beyond the boundary. Further along the garden, two useful sheds provide storage for tools and equipment.





The patio

Directly accessed from the living room via sliding doors is a paved patio, providing an excellent spot for outdoor dining or seating. This area enjoys the afternoon and evening sun and is large enough for furniture, planters or even a barbecue setup. Further gravelled seating areas are positioned within the garden, offering peaceful places to sit and enjoy the tranquil surroundings.



The brook

One of the most picturesque features is the gently flowing brook that winds through the garden. A delightful wooden footbridge crosses the brook, linking different parts of the garden and inviting further exploration. This area is shaded by mature trees and offers an idyllic woodland feel, with winding paths and vibrant underplanting contributing to the sense of a private, natural haven.





The driveway and parking

Approaching the home, the driveway offers parking for multiple vehicles with ease. Its gravelled surface adds to the rural feel and accommodates turning space as well as practical day-to-day use. The double garage sits to the side of the house, providing secure parking or additional storage. It is large enough for vehicles, tools and garden equipment and presents scope for conversion subject to necessary permissions. From here there is internal access to the hallway.

Location

Situated just outside the market town of Bromyard, this property enjoys the best of both worlds – countryside peace with town convenience nearby. Accessed via a private track, the setting is wonderfully rural, with fields, cattle grids and a small brook creating a sense of arrival and natural beauty. There is one neighbouring property, but the home remains largely isolated and deeply private.

Bromyard itself offers a wide range of amenities including independent shops, supermarkets, healthcare, schools and regular community events. For commuters or those needing connectivity, Hereford, Worcester and Leominster are all within comfortable driving distance. The surrounding area is rich in countryside walks, riding routes and scenic landscapes, making it ideal for those seeking a more peaceful way of life.

Whether you're looking for a full-time rural residence or a retreat from the bustle, this property offers a rare opportunity to secure a home with space, potential and a truly charming setting.

Services

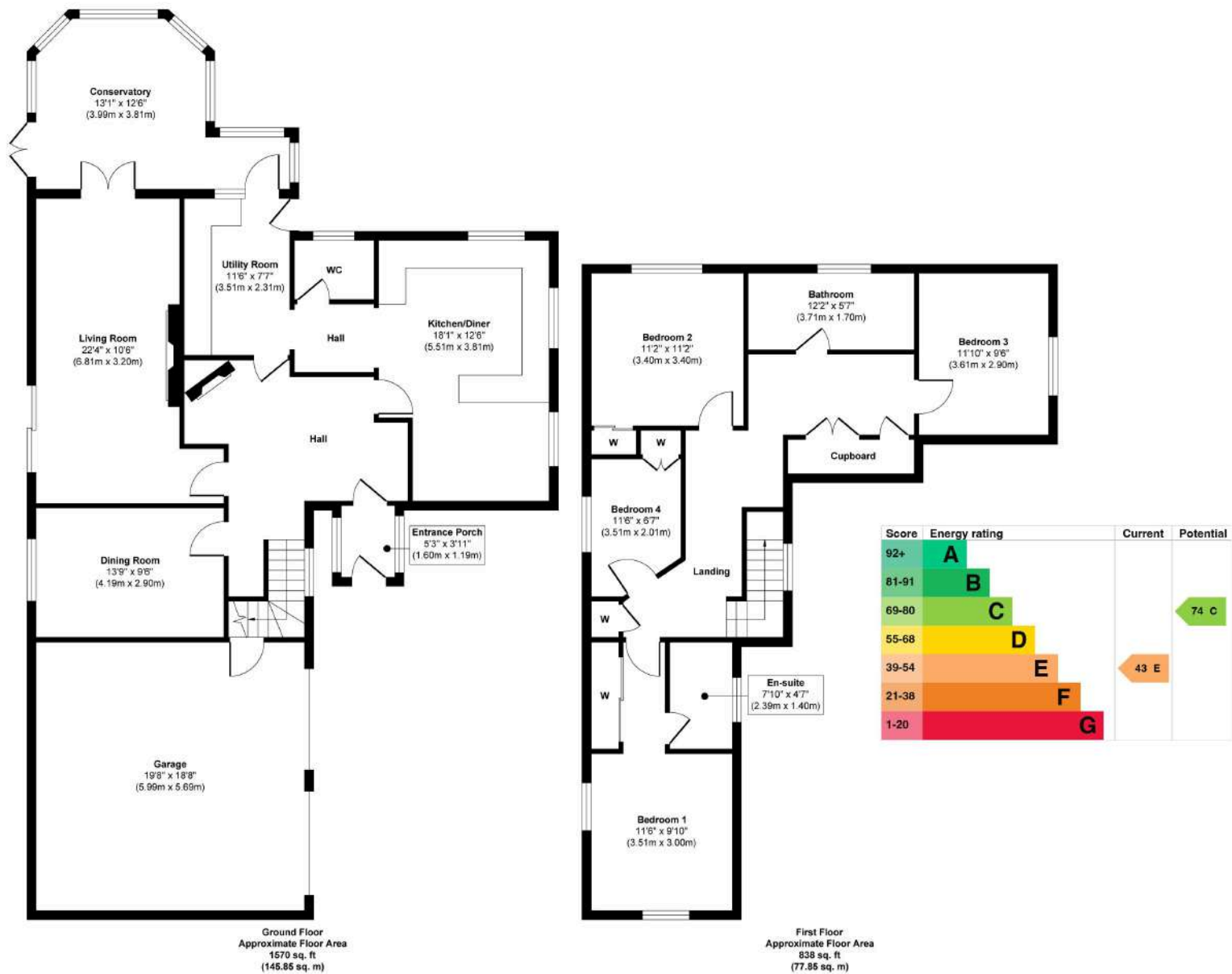
The property benefits from liquid propane gas, with mains electricity connected. Water is supplied privately via a well and is tested at regular intervals to ensure quality. Drainage is managed via a private septic tank system.

Council Tax

The Council Tax for this property is Band E



Orchard Place, Thornbury, Bromyard HR7 4NG



Approx. Gross Internal Floor Area 2408 sq. ft / 223.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com