

Andrew Grant
PRESTIGE & COUNTRY



Great Wacton Hop Kilns

Bredenbury, HR7 4TG



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Bredenbury, Bromyard, HR7 4TG

6 Bedrooms 2 Bathrooms 5 Reception Rooms

“A one of a kind converted hop barn with two hop kilns offering exceptional living space, rich character and stunning gardens set in unspoilt Herefordshire countryside...”

Scott Richardson Brown CEO

- Unique six-bedroom character home offering flexible accommodation and superb architectural features.
- Vaulted ceilings, exposed beams and galleried landings create stunning, light-filled living areas.
- Bespoke country kitchen with central island and adjacent breakfast area ideal for family life.
- Mature garden with scenic rural views and established planting offering privacy and tranquillity.
- Ample off-road parking and large driveway suitable for multiple vehicles, along with EV charging port.
- Located near the village of Bredenbury with excellent access to Bromyard, Hereford and Worcester.
- 16 solar panels on two elevations along with batteries to help make the home more sustainable.



4989 sq ft (463.5 sq m)



The entrance hall

The truly unique circular entrance hall welcomes you with exposed timbers and stone walls, instantly setting the tone for the property's charm. The character of the original kiln building is felt throughout, with brick flooring and sight lines across the central reception areas. From here, the house flows into both the main living spaces and the stairwell leading to the galleried landing above.



The living room

At the heart of the home lies a spectacular double-height living room with vaulted ceilings and exposed oak beams. A central staircase and galleried mezzanine add dramatic architectural interest. The room is flooded with light from multiple windows and offers a wonderful space for relaxing, entertaining or simply enjoying the character of this stunning conversion.







The kitchen

This inviting kitchen blends traditional style with practical family living. Cream cabinetry, granite worktops and integrated appliances surround a central island, while exposed beams add warmth and character. An oak door opens to a large and useful pantry for food storage. Thoughtfully designed for modern convenience, there is direct access to the dining room, the rear of the property and the patio.





The breakfast area & utility

The breakfast area forms a cosy extension of the kitchen, featuring exposed beams, fitted cabinetry, and built-in shelving, ideal for informal family meals. Adjacent is the utility room, finished in a matching style with granite worktops, a stainless steel sink, and purpose-made shelf for dryer unit above washer. This practical space offers additional storage and natural light, complementing the charm and function of the kitchen. There is also a useful WC adding to the functionality of the space.





The dining room

A grand, formal dining room with exposed beams and feature lighting, this room provides a refined setting for entertaining. It comfortably seats ten and is flanked by characterful whitewashed stone walls and a built-in display cabinet. Direct access to the kitchen, through glazed double doors.





The study

Located on the ground floor, the study offers a well-proportioned and versatile space ideal for home working, reading or quiet reflection. Dual windows provide good natural light, while the curved, whitewashed stone walls and exposed timber beam add charm and character.



Bedroom four

Situated on the between the ground floor and the first floor, the secluded fourth bedroom features a distinctive curved layout and exposed ceiling beams. Whitewashed stone walls and a window with a leafy outlook lend the room a bright, airy feel. Spacious enough for a single bed and additional furniture, this unique room offers charm and comfort in equal measure.





The mezzanine

This impressive galleried mezzanine connects the upper rooms while overlooking the main living area below. Vaulted ceilings, exposed beams and skylights create a bright, open space full of character.





The master bedroom

The master bedroom is spacious and serene, with dual-aspect windows overlooking the surrounding greenery and converted farm buildings. It features timber beams, soft carpeting and plenty of space for additional furniture; built-in wardrobes, and cupboards over, provide ample storage. The layout offers a restful atmosphere and direct access to both the en suite and the adjoining balcony area.





The balcony

Accessed directly from the master bedroom, this private balcony offers a peaceful spot to take in the surrounding countryside views. Crafted in timber and sheltered beneath a pitched roof, it overlooks the beautifully planted garden and traditional hop kiln towers. Ideal for morning coffee or evening air, it enhances the connection between the home and its idyllic rural setting.





The en suite

The en suite to the master bedroom is a bright and well-appointed space featuring a large walk-in shower with glass screen, contemporary tiling and a skylight above. A fitted vanity unit with integrated basin and matching WC provides ample storage, while a heated towel rail adds a practical touch. The layout is efficient and elegant, ideal for everyday comfort.



Bedroom two

A spacious and inviting double bedroom with exposed beams and dual aspect windows providing excellent natural light. A full-height window enhances the sense of space and the smaller window provides views over the surrounding greenery. The room comfortably accommodates a double bed and various other furniture, as well as having a built-in bookcase and cupboards, making it a versatile and restful space within the home.



Bedroom three

A comfortable and well-sized first floor double bedroom featuring exposed beams and a charming mix of characterful brickwork and plastered walls. A window brings in natural light, and the room offers ample space for twin beds, wardrobes and a desk.





Bedroom five

Bedroom five is a striking circular double bedroom with timber-panelled walls and a partially sloped ceiling. A window frames open countryside views, filling the space with natural light. Generously sized and versatile in use, it could serve equally well as a bedroom, music room or studio, offering a quiet and atmospheric retreat within the home.



The family bathroom

Finished in light natural tones, the bathroom is fitted with a full-size bath with overhead shower, a pedestal basin, and a WC. The bath surround is fully tiled with decorative swirled detailing, and a large skylight above bath and basin brings in soft natural light. A heated towel rail, fitted mirror, and wall-mounted shelving add practicality, while timber elements including the door and exposed latch retain a rustic feel.





The sun room

Currently used as a light-filled studio space, this versatile circular room with full-height conical ceiling, is located at the top of one of the hop towers. Panoramic windows frame sweeping countryside views, flooding the room with natural light. The space features exposed timber uprights, and a neutral floor finish, making it ideal for use as a studio, reading room or additional bedroom.



Bedroom six

Tucked into the eaves of the house, this spacious loft-style room serves beautifully as a home office or sixth bedroom. Original exposed beams and vaulted ceilings give the space character, while Velux windows and a side window offer excellent natural light. The room is fully carpeted and accommodates a large desk along with other furniture. With built-in cupboards under the sloping roof the room provides generous storage. A seating area at the far end creates a quiet nook ideal for reading or relaxing.





The garden & grounds

The gardens at Great Wacton Hop Kilns are a peaceful sanctuary, framed by mature trees and colourful borders. Manicured lawns sweep around the house, complemented by formal hedging and bursts of perennials. Stone paths meander through the grounds, revealing tucked-away seating areas and stunning views over the surrounding countryside. This charming setting offers privacy and tranquillity in every direction.





The vegetable patch

A beautifully laid out kitchen garden sits within its own dedicated area, featuring multiple beds separated by handy paths. A range of fruit, herbs and vegetables thrive here, providing an abundant harvest throughout the seasons. Its design ensures ease of access and functionality while blending seamlessly with the broader landscaped setting.





The treehouse

Tucked beneath the canopy of mature trees, the wooden treehouse is a charming and whimsical retreat. Elevated on stilts and accessed via a rustic staircase, it features a pitched roof and miniature balcony, perfect for imaginative play or a moment of solitude. Its position offers privacy and a sense of adventure, making it a delightful addition to the garden.





The pond

A natural haven nestled in a quiet corner of the grounds, the pond is bordered by lush greenery and flowering plants. Aquatic vegetation flourishes at the water's edge, attracting birds, dragonflies, and other wildlife.



The patio

The patio is a secluded suntrap, perfect for outdoor dining or unwinding with a book. Set within a sheltered alcove of hedges and flowering beds, it offers views over the lawn and wider garden. This is an ideal space for summer entertaining or relaxed family meals al fresco.





The driveway, garaging & barn

A long, tree-lined private driveway leads to the heart of the property, flanked by mature planting and a neat orchard. The approach creates a sense of arrival, opening into a spacious gravelled courtyard framed by colourful borders and manicured lawns. Tucked discreetly to the side, a traditional oak-framed carport with solar panels and electric vehicle charger offers sheltered parking for vehicles, with an adjoining log store and block-built garden shed and workshop space.



Location

Set near the charming village of Bredenbury, this property enjoys a peaceful rural position just a few miles from Bromyard. The surrounding area is dotted with beautiful countryside and rolling farmland, perfect for walkers and outdoor enthusiasts.

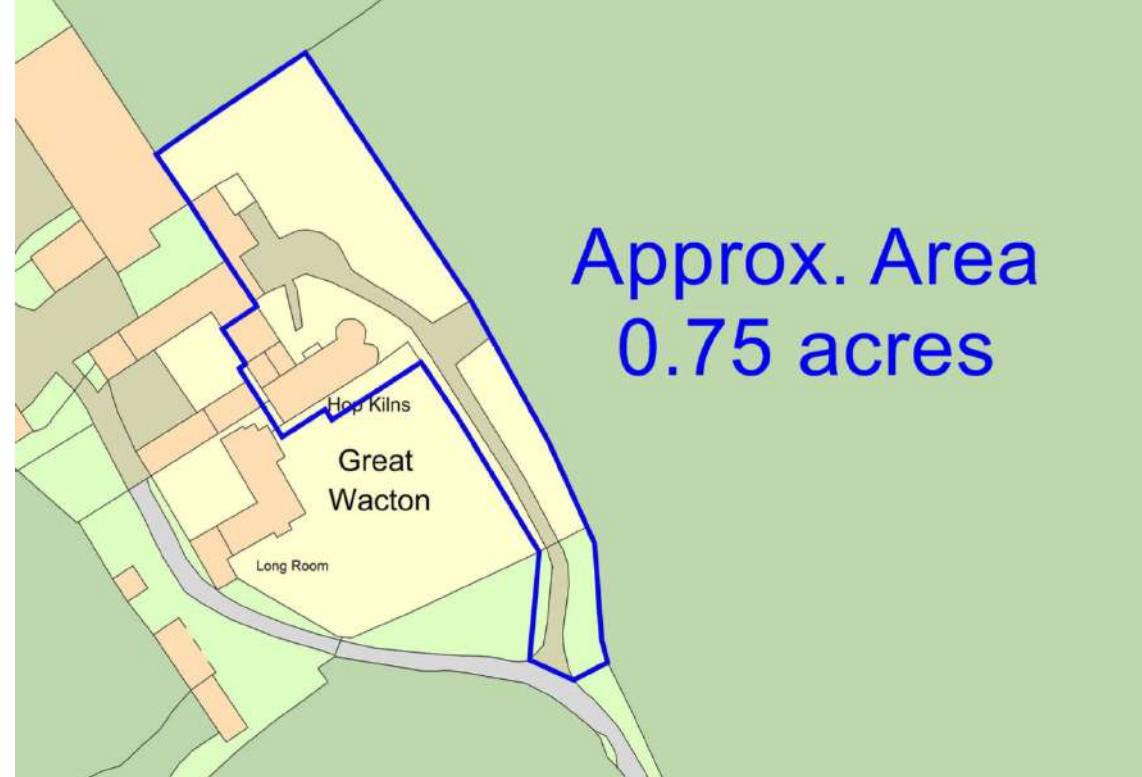
Bromyard itself offers a variety of local amenities including shops, cafes, schools and medical facilities. For broader services and rail links, Hereford, Worcester and Leominster are all within easy reach. The A44 and A49 provide excellent road access to regional centres, while the M5 motorway is a short drive away for longer journeys. This property offers the rare blend of rural seclusion with convenient access to modern amenities and transport links as well as independent shops, supermarkets, cafes, schools, medical facilities and a very popular theatre.

Services

Mains electricity. Fibre broadband to the premises. Mains water billed by Welsh Water, based on submeter fed from farm reservoir. 2,500 litre bunded heating oil tank. 3.84 kWp solar panel installation (16 panels, 4 south, 12 west), with 3 x 5 kWh battery storage and 7 kW EV charger.

Council Tax

This property is council tax **band G**



Great Wacton Hop Kilns

Approximate Gross Internal Area = 374.5 sq m / 4031 sq ft

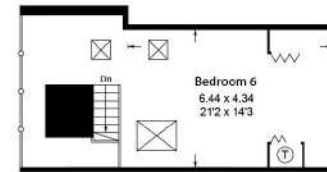
Outbuildings = 89.0 sq m / 958 sq ft

Total = 463.5 sq m / 4989 sq ft

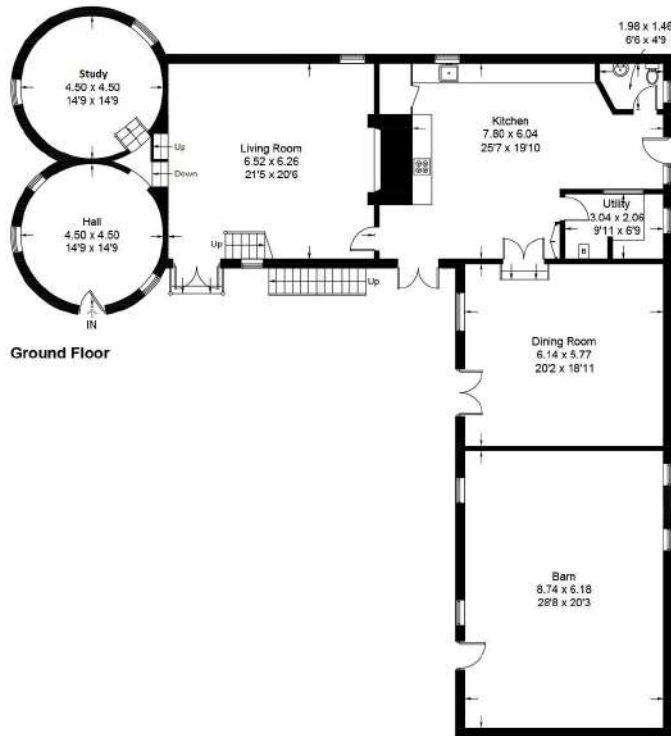
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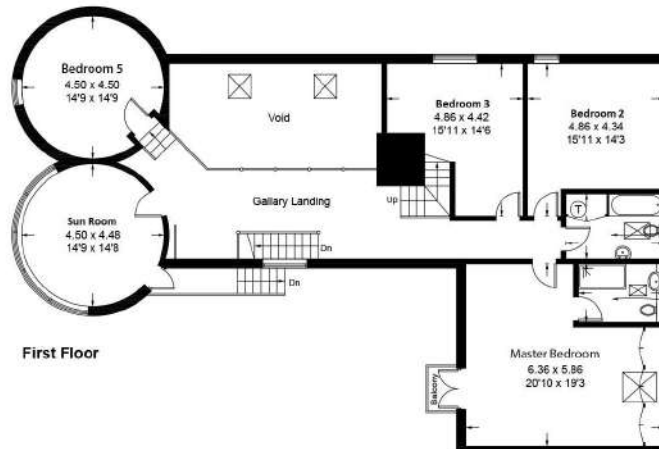
Mid Floor



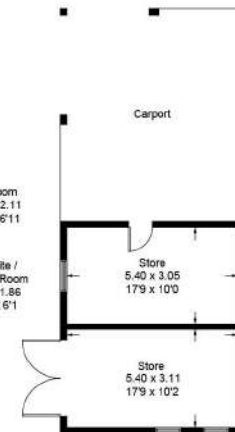
Second Floor



Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)



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