



2 The Barn

Thornbury, HR7 4NQ

Andrew Grant

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Thornbury, Bromyard, HR7 4NQ

3 Bedrooms 2 Bathrooms 1 Reception Rooms

Timber framed barn conversion in a tranquil setting, featuring generous rooms, character beams, landscaped gardens and parking near Bromyard.

- Characterful timber framed barn conversion with three bedrooms and flexible study.
- Generous living spaces with exposed beams, wood-burning stove and striking entrance hall.
- Beautiful cottage gardens with mature trees, pathways and private seating areas.
- Gravel driveway with plentiful parking and dog kennel.
- Peaceful rural lane near Bromyard with access to Hereford, Worcester and Leominster.

Set along a quiet country lane near Bromyard, 2 The Barn blends period charm with everyday ease. A parquet floored hall leads to a striking beamed living room centred on a wood burning stove. The light kitchen opens to the garden for relaxed outdoor dining. Upstairs, the generous primary bedroom enjoys a private en suite, with a separate family bathroom off the landing. The top floor provides a large second bedroom and a third bedroom or office, adding flexibility for guests, work or hobbies. Outside, cottage style gardens feature established planting, meandering paths and sheltered seating. A gravel driveway offers ample parking and an outbuilding is shown on the plan. Rural in feel yet well placed for Bromyard's amenities and wider Herefordshire and Worcestershire links.

2015 sq ft (187.1 sq m)





The kitchen

Thoughtfully designed and filled with light from roof windows, the kitchen offers generous work surfaces and storage, a range cooker and classic butler sink. French doors lead straight to the garden for easy outdoor meals and lovely views across established planting. Timber detailing reflects the building's heritage, while modern fittings and ample space for a table create a practical, sociable heart of the home.





The living room

A wonderfully atmospheric space with exposed beams, feature hearth and wood-burning stove. The room offers excellent floor area for varied furniture layouts. Dual aspects draw in light while the proportions create an inviting setting for quiet evenings or entertaining. The character finishes celebrate the barn's origins and give the room a warm, grounded feel that suits both relaxed living and more formal occasions.







The entrance hall

The entrance hall sets the tone with striking parquet flooring and timber framed screens leading to the principal rooms. There is space for consoles and storage with the staircase rising to the first floor. The hall links the living room and kitchen efficiently, encouraging an easy flow through the ground floor. Glazed elements allow borrowed light to filter through the house, enhancing the welcoming feel on arrival.





The primary bedroom

A generous first floor bedroom with exposed timbers and multiple windows that bring in gentle natural light. There is excellent wall space for wardrobes and larger furniture, creating a calm and restful feel. A door opens to the private en suite, adding convenience and privacy to this appealing main room.





The primary en suite

Serving the primary bedroom, the en suite presents a modern suite featuring a bath with shower over, wash hand basin and WC, finished with wood flooring for easy upkeep. The arrangement supports straightforward morning routines and enhances the sense of a self contained retreat.



The second bedroom

Set on the top floor, this impressive room features vaulted timbers and generous floor space. A window and a Velux window draw in light, creating a bright yet cosy retreat. It comfortably accommodates a large bed and additional furniture, making this room ideal as a further family or guest bedroom.



The third bedroom/office

A flexible top floor room with a Velux window and exposed timber beams, ideal as a guest bedroom, dedicated study or creative workspace. Useful built in shelving and eaves storage make organisation simple, allowing the room to adapt as needs change.



The family bathroom

Full of character, the family bathroom includes a panelled bath with handheld shower, pedestal basin and WC. Timber details and a large window add warmth and natural light, while tiling around the bath supports daily use. Positioned off first-floor landing, it serves bedrooms and guests with ease.



The garden

Enchanting cottage gardens wrap around the home with winding paths and established borders. Gravel terraces close to the kitchen provide sunny seating for outdoor dining. The setting feels private and green, encouraging relaxed time outside and gentle pottering through the seasons.



Beyond the immediate garden, hedged boundaries and open areas of lawn sit gently within the landscape. A dog kennel provides additional versatility. The blend of planting, pathways and parking areas creates an easy day to day arrangement while preserving plenty of green space and countryside views.

Location

2 The Barn, rests on a quiet rural lane within the parish of Thornbury, surrounded by rolling farmland. The position provides the calm of country living with convenient access to Bromyard for supermarkets, independent shops, everyday services and places to eat.

Schooling is well served with primary and secondary options in Bromyard and further choices in Ledbury, Leominster and Hereford. Sixth form and college provision is available across the nearby towns, giving a range of educational routes.

Leisure time is well catered for with scenic walks from the door, welcoming country pubs within a short drive and easy access to the Malvern Hills, the Teme Valley and the Wye Valley for weekend exploring.

Road connections are strong for a rural setting. The A44 links to Worcester and Leominster, while routes towards Hereford and Ledbury provide access to regional centres and onward rail services to Birmingham, London and the South West.

This thoughtful balance of peaceful countryside, practical amenities and reliable connections makes The Barn an appealing choice for those seeking character with convenience.

Services

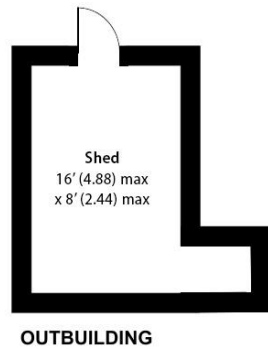
The property benefits from mains electricity and water. There is oil-fired central heating and drainage is supplied by a private septic tank.

Council Tax

The Council Tax for this property is Band E



For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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