



UPPER BROXWOOD FARM

Broxwood HR6 9JL









**Upper Broxwood Farm  
Broxwood  
Herefordshire  
HR6 9JL**



**‘A little piece of Herefordshire’**

An utterly delightful Grade II listed country farmhouse offering comfortable living space with an adjoining range of excellent barns and outbuildings offering potential for a variety of uses, together with pretty gardens a small copse and grazing land, in all extending to approximately 9 acres.

**Guide Price £1,200,000**

**Situation and Description**

The delightful farmhouse lies on a country lane on the outskirts of this small rural village which itself is set away well away from main roads and is surrounded by glorious Herefordshire countryside. Local services are available at the nearby villages of Weobley and Pembridge (both within 5 miles) with more extensive facilities at the market town of Kington (7 miles) Leominster (10 miles) and the cathedral city of Hereford (15 miles). Bristol, Birmingham and Cardiff are all under 2 hours away and London just over 3 hours.

This exquisite 15th-century farmhouse, nestled in the heart of rural Herefordshire, offers a rare opportunity to own a slice of history with modern comforts. Set within approximately 9 acres of rolling countryside, the property boasts far-reaching views towards the dramatic Hay Bluff, creating a truly idyllic setting.

The main residence exudes period charm, showcasing original timber beams, stonework, and inglenook fireplaces, while being sympathetically updated to suit contemporary family living. Arranged over two floors, the house features six generous bedrooms, many with character features and countryside vistas, and three elegant reception rooms, perfect for both entertaining and quiet relaxation.

At the heart of the home is a spacious kitchen and dining room, designed for both function and warmth. With a traditional farmhouse lay-out, a 4-oven Aga, plenty of fitted cupboards and ample space for family gatherings.

Outside, the property is complemented by a range of traditional outbuildings, ideal for stabling, workshops, or conversion (subject to planning). The landscaped gardens are a true highlight, thoughtfully designed with mature planting, seating areas, and an ornamental pond, all positioned to take full advantage of the breathtaking panoramic views over the Black Mountains.

Whether you're seeking a country retreat, a family estate, or a lifestyle change, this historic farmhouse offers privacy, space, and timeless character in an exceptional setting.

Approached by a gated entrance which opens onto a cherry tree lined drive, there is extensive parking and turning space to the front of the house. From here an oak framed porch and front door lead into the entrance hall and a spacious sitting room with plenty of character, including exposed beams, oak flooring, fireplace with fitted wood burner, a dual aspect and giving access to

the gardens. A separate small sitting room/snug provides a quiet place to work or relax and also has a fireplace with wood burner and includes fitted bookshelves and a lovely outlook over the garden to farmland beyond. A second study or office provides further workspace and includes fitted bookshelves and oak flooring and has an adjoining shower room. A large kitchen/breakfast room forms the main hub of the house and is a natural space for the family to gather. It includes plenty of cupboard space, a central workstation with inset hob, built in dishwasher, 4 oven Aga, flagged floor, former bread oven and Belling food warmer. A glazed door then offers direct access out to a sun terrace and the impressive gardens. The kitchen is then supported by a good-sized utility and separate dining room, the latter again offering direct access to outside.

From the sitting room an enclosed staircase leads to the first floor to two double bedrooms and two single bedrooms supported by a well-appointed family bathroom. From here there is a master bedroom with high vaulted ceiling, windows on both sides and adjoining dressing room and separate en-suite bathroom, with both bath and shower. There is also a guest suite with vaulted ceiling and shower room which can be accessed from a privacy door in the master bedroom or via an external stone staircase making it independent from the main house. All the bedrooms enjoy fine views to the south and west over farmland and as far as The Black Mountains.

**Outside**

Adjoining the house are an excellent range of traditional farm buildings which offer plenty of storage space and the potential for a variety of uses, from stables to ancillary accommodation, subject to planning consent. Nearest to the house a barn has been adapted to create a very useful laundry room with fitted cupboards, deep fill sink and space and plumbing for a washing machine.

Pathways lead around the property giving access to a large sun terrace and large lawned areas with a variety of floral borders interspersed with shrubs. To the front of the house a more formal garden includes box hedging, raised beds, decorative pathways and rose beds. A second gated access from the lane gives direct access to the main barns and also provides additional parking.

The land then lies to the north and west and comprises an area of mixed woodland leading to a large pond, and a large field with direct access from the lane. The land offers plenty of space for an active family and scope for equestrian use, or for a hobby farmer. In all the gardens and land extends to approximately 9 acres.





Kitchen/breakfast room leading through to utility and dining room











Bedroom leading through to dressing room and guest suite with supporting bathroom



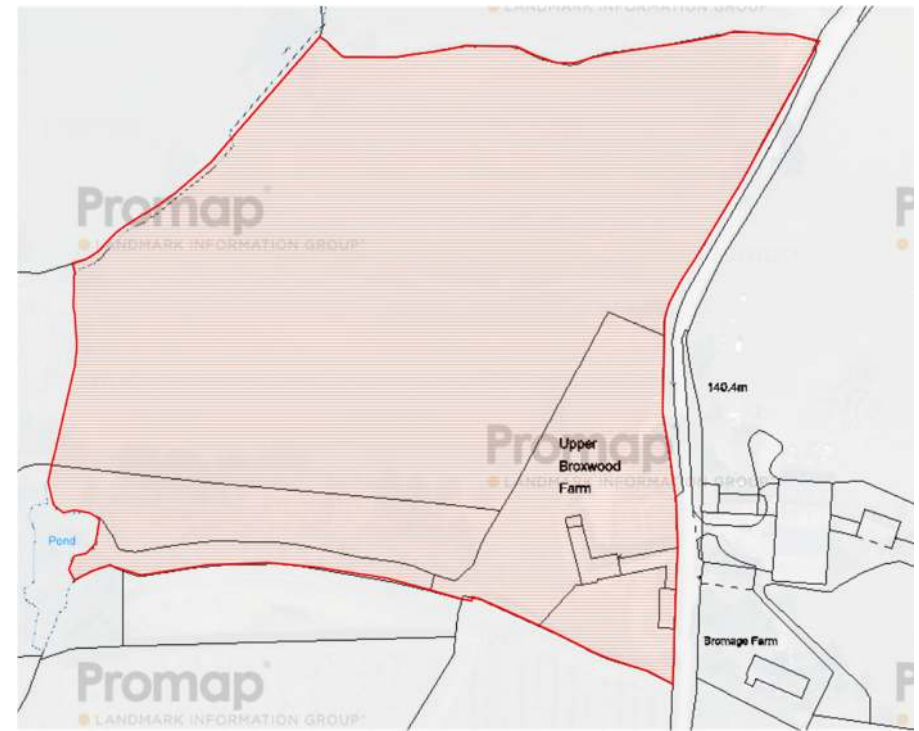
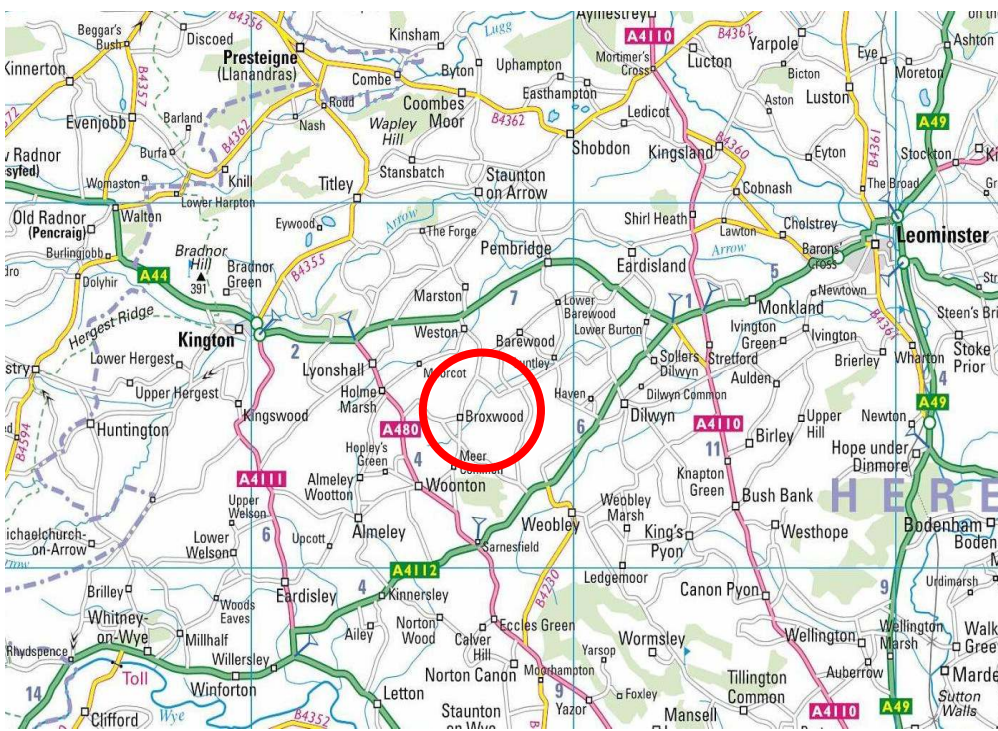




Further bedrooms with supporting family bathroom







### Directions

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Proceed out of Hereford on the A438 before turning right towards Kington onto the A480. After approximately eight miles, at the staggered crossroads continue towards Lyonshall and Kington and after a further half a mile turn right for Broxwood. Follow this lane for a further 0.7 of a mile and the property will be found on the left-hand side.

### Services and Considerations

Mains electricity and water. Private drainage to a septic tank. LPG Calor gas central heating.

Tenure Freehold

Grade II Listed

Council Tax Band F / EPC Rating N/A

Mobile coverage EE Broadband Broadband Gigaclear Fibre

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

46 Bridge Street, Hereford, Herefordshire HR4 9DG

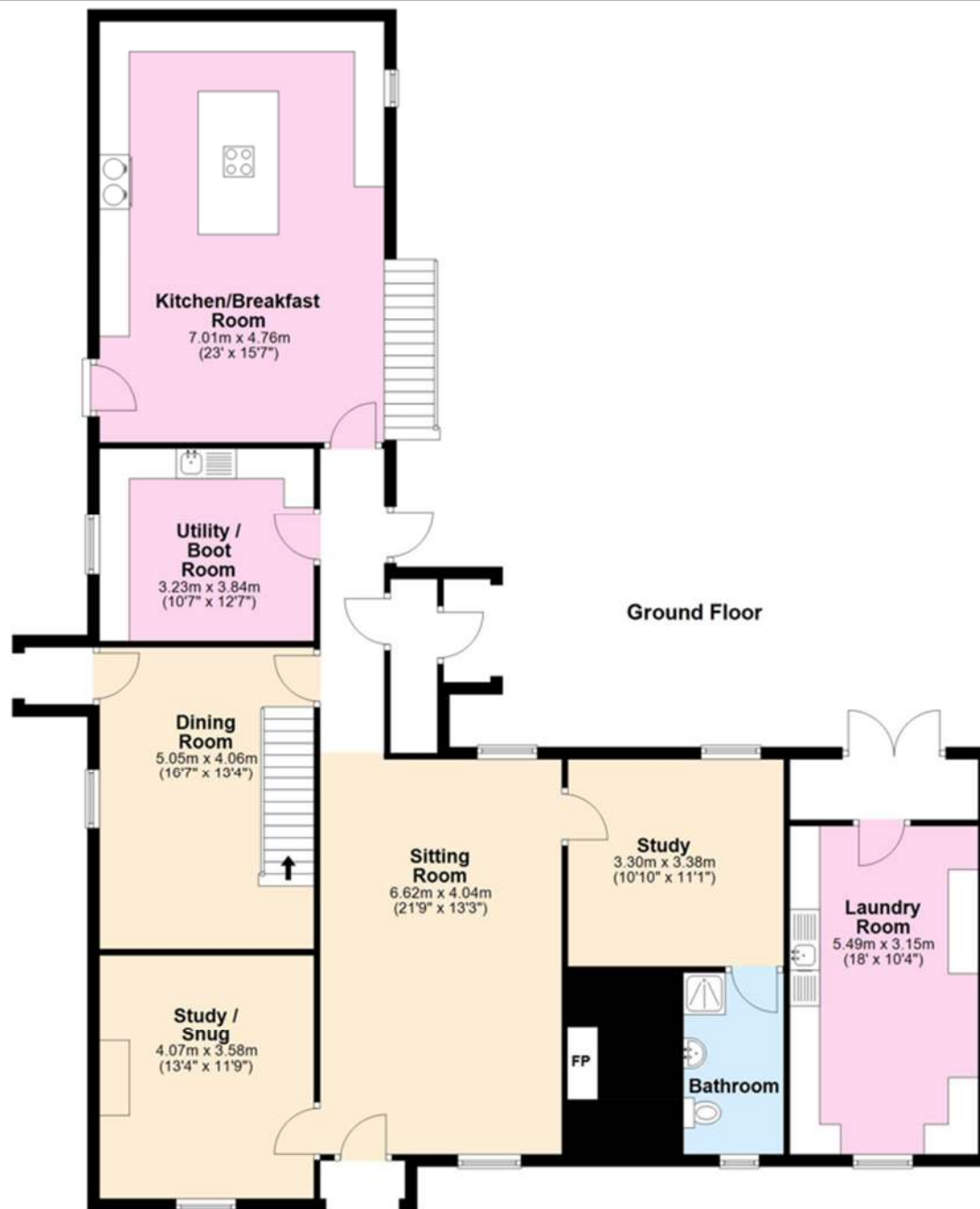
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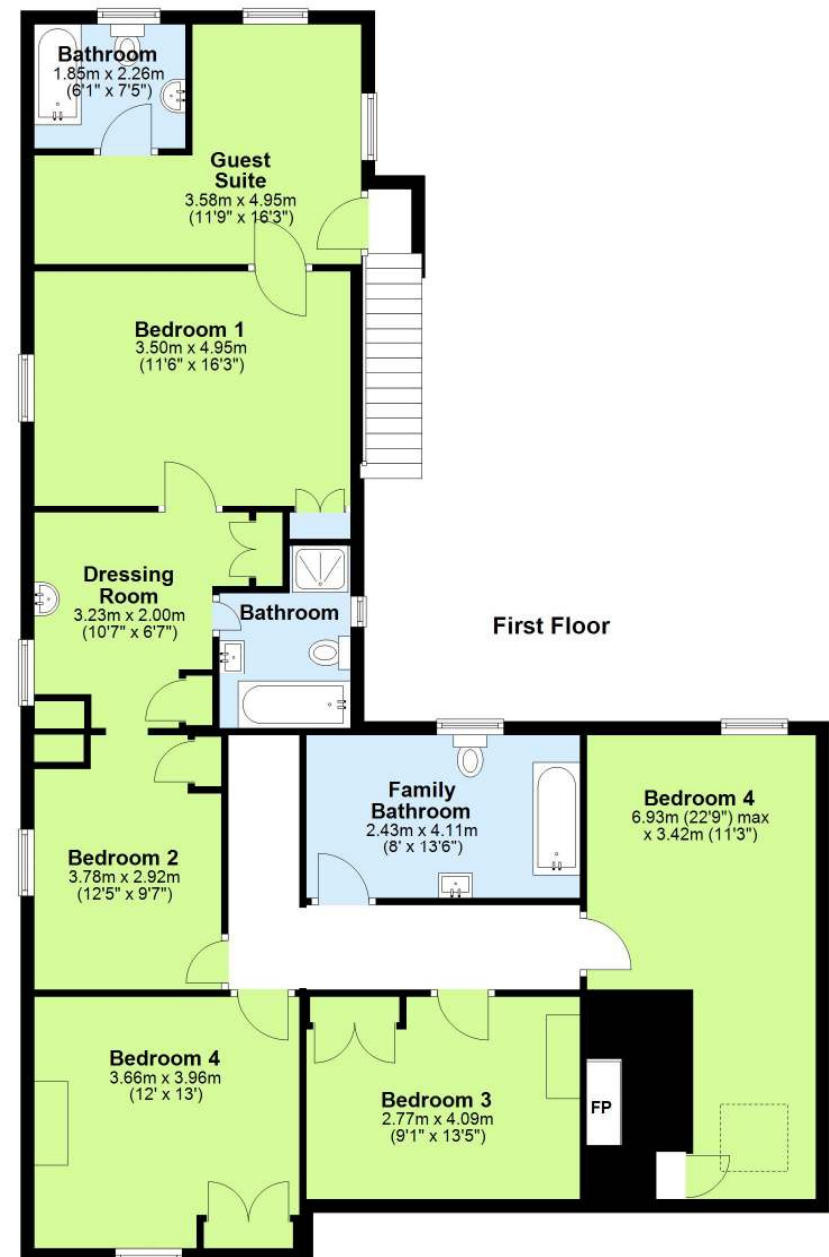
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Total area: approx. 164.9 sq. metres (1775.5 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.  
Plan produced using PlanUp.



Total area: approx. 135.5 sq. metres (1458.4 sq. feet)

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